

Architectural and Historical Survey of Milton, Wisconsin

By

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CHAPTER ONE

METHODOLOGY

Introduction

The City of Milton, working with the Milton Historic Preservation Commission, received funding from a federal survey and planning grant administered by the Division of Historic Preservation of the Wisconsin Historical Society to conduct an intensive architectural and historical survey of Milton. The Milton Historic Preservation Commission and the City of Milton awarded a contract for this survey to Carol Lohry Cartwright, Historic Preservation Consultant.

The intensive architectural and historical survey had four work elements: (1) a reconnaissance survey of the historic properties in Milton; (2) historical research for properties that were potentially eligible for the National Register and to provide historical context to evaluate surveyed properties and to prepare the chapters of the intensive survey report; (3) an evaluation of surveyed properties for their potential eligibility for the National Register of Historic Places and/or their contribution to potential historic districts; (4) completion of the survey report.

Reconnaissance Survey

The consultant surveyed the entire City of Milton. The field work was completed according to the Wisconsin Historical Society's Historic Preservation Division's requirements for reconnaissance surveys. The consultant surveyed properties structure by structure and street by street for resources of architectural interest. Digital images of properties of architectural interest were taken, along with images of properties included in previous surveys.

Research

The consultant undertook site-specific research for potentially eligible properties by reviewing Sanborn-Perris Fire Insurance Maps, historic plat maps, tax assessment roll information, and local history materials found in the collections of the Milton Historical Society Archive. This research was used to identify individual properties and to help in evaluating the surveyed resources. The consultant also conducted general historical research in order to help prepare this report. For this research, the consultant used the published materials on the history of Milton and information found in a comprehensive 19th century newspaper search.

Identification and Evaluation of Significant Resources

During the course of the project, the consultant analyzed the architectural and historical data to determine which resources were potentially individually eligible for the National Register of Historic Places and which groups of resources might form potentially eligible historic districts. These evaluations were reviewed with the head of the Division of Historic Preservation.

*These evaluations were based on the criteria of the National Register of Historic Places. The National Register criteria are used to guide state and federal agencies in evaluating nominations to the National Register of Historic Places. The criteria are described in *How to Complete National Register Forms* (U.S. Department of the Interior, 1991), and reads as follows:*

“The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- “A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- “B. that are associated with the lives of persons significant in our past; or
- “C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- “D. that have yielded, or may be likely to yield, information important in prehistory or history.

“Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- “A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- “B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
- “C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- “D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- “E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- “F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with his own

- “G. a property achieving significance within the past 50 years if it is of exceptional importance.

“As noted above, a historic district is placed in the National Register of Historic Places in a manner similar to individual properties; using essentially the same criteria. A historic district is comprised of resources; that is, buildings, structures, sites, or objects located in a geographically definable area. The historic district is united by historical factors and a sense of cohesive architectural integrity. District resources are individually classified as contributing or non-contributing.

- “A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a.) it was present during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b.) it independently or individually meets the National Register criteria.
- “B. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property or district is significant because (a.) it was not present during the period of significance [less than 50 years old or moved to the site], (b.) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or (c.) it does not independently meet the National Register criteria.”

Intensive Survey Data Base

The consultant entered the architectural and historical information for the surveyed resources into the Historic Preservation Division’s Architecture and History data base. This data base is a custom application that was created for the Division of Historic Preservation. The general public can view information from this data base on the Wisconsin Historical Society’s web site: www.wisconsinhistory.org, select Historic Buildings and Preservation, then select AHI.

Preparation of the Survey Report

The survey report is meant to provide architectural and historical context for surveyed resources, along with survey results and recommendations. The goal is to provide important and easily accessible information for the Milton Historic Preservation Commission, the City of Milton staff and elected officials, local and regional planners, the Historic Preservation Division of the Wisconsin Historical Society and others so that they can make informed planning decisions regarding the city’s architecturally or historically significant resources. The report is designed to

be a working document that can become the basis for further research and can be updated and changed over time, as new information is revealed or historic resources altered.

The results chapter includes lists of local landmarks, properties listed in the National Register of Historic Places, individual properties potentially eligible for the National Register of Historic Places, and potential historic districts.

CHAPTER TWO HISTORICAL BACKGROUND

Early History—Native Americans

The area that is now encompassed by the City of Milton has been permanently occupied by Euro-Americans for over 170 years and may have been explored as early as the late seventeenth century by Europeans. But prior to this time, the area was home to many groups of Native Americans for, perhaps, 10,000 years or more. For the purposes of this survey, pre-historic Native American occupation will not be discussed except to say that just before white settlement to the area occurred, the dominant group of Native Americans in the Milton area was the Pottawatomi. They ceded their claims in southeastern Wisconsin in 1833.¹

This coincided with the military action that permanently ended all Native American claims to southern Wisconsin. This military action was taken against Native American leader Black Hawk and a group of followers primarily from the Sac and Fox tribes who had been forced into Iowa by treaties, but for many years were allowed to return in the summer to their sacred city of Saukenuk on the east side of the Mississippi River near Rock Island, Illinois. Finally, the land around Saukenuk was claimed by whites and the Sac and Fox were told they could not return any longer. Not understanding or defying the order to permanently stay on the west side of the Mississippi, in 1832 Black Hawk led his people across the river into Illinois. Whites called on the Illinois militia, but they retreated upon encountering Black Hawk and his followers. Black Hawk and his followers had no place to stay in Illinois and began moving up toward Wisconsin. The Wisconsin and Illinois militias were joined by regular army troops and the ensuing “Black Hawk War” was primarily a chase across southern Wisconsin with several skirmishes along the way. Black Hawk’s followers were almost completely destroyed as they attempted to cross the Mississippi River back toward Iowa at what was essentially a massacre called the “Battle of Bad Axe” in August of 1832. After this defeat, what was left of Black Hawk’s people agreed to remain west of the Mississippi River and federal government surveyors had no further opposition to entering southern Wisconsin. By 1836, the land was opened up for white claims.”²

Early History—First Settlers

Much of the City of Milton is located in Sections 27 and 28 of the Town of Milton, Rock County Wisconsin. After the land was opened up for white settlement, the first settler to claim land that would become Milton was Peter McEwen who claimed land in the southeast quarter of Section 27 along with other land to the south. In 1838, he permanently settled on this land. The men who acquired more land in Sections 27 and 28 came that same year. They were Joseph Goodrich and Henry Beebe Crandall, who were accompanied by James Pierce. Goodrich claimed land in Sections 27 and 26, while Crandall claimed land in Section 28. Goodrich’s land eventually

¹ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. I* (Madison: State Historical Society of Wisconsin, 1986) Historic Indians, 1-1—1-7.

² Wyatt, 1-1—1-11, 13-4.

became part of Milton or Old Milton, while Crandall's land would become part of old Milton Junction.³

At first there were no separate settlements of Milton and Milton Junction and the earliest development centered in what is today the east part of Milton, what will be referred to as Old Milton. When the western part of Milton was developed a bit later, it was, at first, called West Milton, but later, due to the junction of rail lines there, was given the name Milton Junction. For purposes of this history and this report, the history of each community prior to the merger into the City of Milton in 1967 will reference Old Milton or old Milton Junction when speaking of the different settlements.

“Old” Milton’s Early History

In Old Milton, the early settlers gave the settlement the original name of Prairie du Lac. But when they wanted to establish a post office, the federal government indicated that this name was too close to Prairie du Sac and encouraged the settlers to change it. Milton was suggested, possibly after Milton, Pennsylvania, but some suggest that it might have been in honor of the poet, Milton. In any event, the settlement was on the map after the location of a post office, which was located in Joseph Goodrich's pioneer inn and store.⁴

The naming of Joseph Goodrich as postmaster was one of the first acknowledgements that Goodrich had a leadership role among the settlers in Old Milton, a role that would continue during the early years of Old Milton's history. He was the settlement's most prolific entrepreneur, creating and expanding his inn and store and promoting the development of a school that would one day become Milton College.

Another early event that had a significant effect on the landscape in Old Milton was the creation of a park or “town square.” Reportedly Peter McEwan suggested the idea based on parks he was familiar with in his native Scotland. But, the idea of a town square was popular with New England Yankees like Joseph Goodrich, and many southern Wisconsin settlements founded by Yankees had town squares in their early plats.

As stated above, Goodrich started the first store and inn, which were almost always the first businesses established in new settlements. The New England Yankee settlers who continued to come into Old Milton in the late 1830s and the 1840s also founded the formal institutions they were familiar with back home. Henry Beebe Crandall held the first school in his cabin and Joseph Goodrich reportedly operated a school before more formal primary schools were established in the 1840s. The first churches were also organized. Congregational Church followers held a meeting outside of the Milton settlement as early as 1838 and in 1840, a church and parsonage were built, also outside of the community. In 1845-46, the congregation moved into the settlement and has remained there to this day. The Seventh Day Baptist church was organized in 1840 in Henry Beebe Crandall's house. This church later met in the Milton Academy building constructed by Joseph Goodrich, and in 1852, built their first church structure.

³ Milton Bicentennial Committee, *The Bicentennial History of Milton* (Milton: Milton Printers, 1976) 5, 65-66.

⁴ Milton Bicentennial Committee, 5, 30; *History of Rock County Wisconsin* (Chicago: Western Historical Company, 1879) 680-681.

The Methodists, another church favored by Yankee settlers, was organized in 1846 and completed their church building in 1854.⁵

During the 1840s, more settlers came to Old Milton and businesses were started. Because Milton was not located on a water power, milling was not developed as it was in other communities. Rather, Old Milton started as much more of an agricultural trading center with several people erecting wheat storage warehouses. An 1846 description of Old Milton described the settlement as having an inn, an Academy, a physician, four general and drug stores, and eight small shops making everything from boots and shoes to plows. One of the most important events in Old Milton in the 1840s was the construction of the Milton House, the hexagonal grout building erected by Joseph Goodrich in 1844 for his inn.⁶

By 1850, it was reported that there were around 300-400 people living in Old Milton. In the fall of 1852, the first rail line in Wisconsin came to Milton, connecting the settlement and its neighboring farmers with markets in Milwaukee. The rail line was the Milwaukee and Mississippi Railroad which eventually became part of the Chicago, Milwaukee & St. Paul Railroad, one of the most important rail lines in the Midwest in the nineteenth century. While the rail line did not bring immediate industrial development, the commercial businesses in Old Milton grew, particularly in the area of shipping wheat and other produce.⁷

Milton Junction's Early History

Prior to the coming of the railroad, the area about a mile west of Old Milton was largely rural with a blacksmith shop being the only business located there. The beginnings of Milton Junction or West Milton as it was first known, started just after the rail line was built to Old Milton. In 1853, a spur line was built from Janesville to Milton to a point about half way between what would become the two separate villages. In that same year, Patrick McAdams established an unofficial post office in his pioneer home. It was only after the Chicago, St. Paul & Fond du Lac Railroad, a line soon to be merged into the Chicago and Northwestern Railroad, merged with the Chicago, Milwaukee & St. Paul Railroad a bit further west in 1858 that Milton Junction began to develop as a settlement.⁸

The first business that was established at this junction was a hotel that also served as a depot. In 1861, William Morgan replaced the small hotel building with a large building that was called the Morgan House. The Morgan House was also used as the depot and would contain the depot for over 60 years. In 1872, the building burned, but it was rebuilt and was extant until 1923. In 1862, Morgan purchased land from the Crandall family in Section 28 and laid out the first plat, Morgan's Addition. As a small settlement was growing at that time, the citizens requested a post office and it was granted as West Milton.⁹

⁵ *History of Rock County*, 684-687.

⁶ Milton Bicentennial Committee, 30.

⁷ Milton Bicentennial Committee, 31-32.

⁸ *History of Rock County*, 688.

⁹ *Ibid.*

Like Old Milton, the early residents of old Milton Junction began to establish a commercial district. It was centered at the corner of Merchant Row and Vernal Avenue close to the Morgan House and the junction of the rail lines. Early stores were established in the 1860s and carried mostly a general line of merchandize. Like Old Milton, Milton Junction had little industrial development beyond small shops, a carriage maker, and a wood products mill. The farm trade came to dominate Milton Junction perhaps even more so than at Old Milton.¹⁰

Maturing Villages of Milton and Milton Junction

While old Milton Junction was becoming a lively trading center in the 1860s, Old Milton was becoming a “college town.” The Milton Academy, founded in 1844 by Joseph Goodrich, began as a private secondary school and it had some success in attracting pupils from the area. In 1855 a new brick building was completed for the Milton Academy and a dormitory was built in 1857. Under the leadership of President W. C. Whitford (1858-1902), the Milton Academy expanded to include a college program and in 1867 the institution received a charter establishing Milton College. For many years the Academy program (a high school level program) and the College program operated at the same time, but over time the Academy program became less important in favor of the College program. In 1867, Whitford oversaw the major addition to the original Academy Building (Main Hall) and had just proposed the construction of a science building when he died in 1902.¹¹

Milton College, although a small liberal arts college, added to the economy of Old Milton. Many of the students needed room and board and retail businesses benefited from selling goods that students required for their studies and for their personal needs. At the same time, the commercial district of Old Milton was maturing during the later nineteenth century. A number of businesses were located in a block of storefronts attached to the Milton House and others were located along modern-day Parkview Drive, across the town square. These businesses were typical of downtowns and included general and grocery stores, dry goods stores, clothing stores, hardware stores, and drug stores.

Aside from Milton College, both Old Milton and old Milton Junction developed public school systems. Interestingly, the communities improved school facilities at nearly the same time. For example, in 1867, a two-story primary school building was constructed in Old Milton while in 1868, a two-story primary school building was constructed in Milton Junction. These buildings were the first in each community to be substantial schools.

The parallels of the development of both Old Milton and Milton Junction continued into the twentieth century in both economic and social development. In the 1870s, small a cheese factory was started in Old Milton and a creamery was started in Milton Junction. In the later 1800s, both communities had tobacco warehouses and engaged in this unusual agricultural trade. Men in both communities formed Odd Fellows fraternal lodges, Milton Junction in 1880 and Old Milton in 1884. The Masons were formed in Old Milton in 1866, but moved to Milton Junction in 1871 and in Milton Junction, farmers formed a lodge of the Patrons of Husbandry, the Grange in 1873.

¹⁰ *History of Rock County*, 691; Milton Bicentennial Committee, 73.

¹¹ Milton Bicentennial Committee, 14-17.

Banks in both Old Milton and old Milton Junction were organized one year apart, the Gates Exchange Bank (State Bank of Milton Junction) in 1883 and the Bank of Milton in Old Milton in 1884. Both communities had a similar mix of retail businesses as well and in both downtowns, frame buildings started to be replaced with more substantial brick blocks beginning in the 1890s. Milton Junction residents also formed similar churches, a Methodist Church in 1866 and a Seventh Day Baptist Church in 1876, along with Seventh Day Adventist and Catholic churches in 1887 and 1892, respectively.

The Twentieth Century Begins With Shared Services

The turn of the twentieth century was an era that brought about a lot of change in services and technology in most Wisconsin communities. In both Old Milton and Milton Junction, these changes seemed to parallel each other and some came about by cooperation between the two communities. For example, the local telephone company was a cooperative effort in 1901 with a company that was formed to serve both communities. In 1903 the Milton Gas Company was formed to provide a gas utility and in 1908, an electric service started in Old Milton. At around the same time, an entrepreneur in Milton Junction also started an electric service. The same entrepreneur began a water system in Milton Junction in 1905, far ahead of Old Milton's water system. Both communities began formal fire departments during this time; Old Milton in 1899 and Milton Junction in 1908 although Old Milton's engine house was not acquired until 1907.

Development of public schools in both Old Milton and Milton Junction also grew during the late nineteenth and early twentieth century. In 1904, the Old Milton school was doubled in size, while 15 years earlier, the large frame school in Milton Junction had been replaced with a substantial brick building. In 1920, the culmination of a joint effort between the communities was the Milton Union High School, built in Milton Junction. It would take over 40 year to completely integrate the separate school districts, but the union high school was the first step in what finally would become complete merger of the two communities.

Between 1891 and 1909, almost all of the frame buildings in Milton Junction's downtown would be replaced with brick blocks. And in Old Milton this same change would take place primarily in the early twentieth century, specifically in 1915-16 when several frame buildings were replaced with multi-storefront brick buildings and in the 1920s, when two concrete block buildings replaced old frame buildings on the site. And, eventually in the mid-twentieth century Old Milton's downtown became centered only on Parkview Drive as the commercial buildings attached to the Milton House became deteriorated and were lost. This was a significant period for both Old Milton and Milton Junction as businesses expanded and matured. General stores turned into individual grocery stores or dry goods stores. Tailors changed to men's clothing stores and hardware stores produced fewer goods on site and retailed more ready-made goods.

During the first half of the twentieth century two events would have a significant effect on Old Milton. The first was the gradual expansion of Milton College with two new buildings coming in 1902 and 1909 and an emphasis on the college program over the high school program. The other significant event was the founding of the Burdick Company in 1913. The Burdick Company was a manufacturer of medical light and heat devices and in the 1930s, they branched

out into making cardiology equipment. This company was very successful in the twentieth century and developed as Milton's only significant industry.

During the first half of the twentieth century, Milton Junction remained a thriving commercial center. The junction of the Chicago, Milwaukee & St. Paul and the Chicago and Northwestern Railroads resulted in considerable trade activity. At least four tobacco warehouses were located near the railroad lines and farmers did a lot of trading in Milton Junction. In some ways, commercial activity was more extensive than in Old Milton, with the newspaper located in Milton Junction, a few more and varied stores in the downtown, and a second bank that started up in 1911 (Farmers Bank).

Merger of Milton and Milton Junction

Discussion of political merger between the two communities occurred from time to time, but the two communities remained separate. One problem might have been that around 1900, citizens in Old Milton started thinking about forming a village government so that they would not be under the Town of Milton governmental system. This actually occurred in 1904, but Milton Junction did not separate from the Town of Milton until 1949, and even then, opponents of the measure took it to court and the Village of Milton Junction was not officially deemed legal until 1953. Despite the political separation, there was growing cooperation between the two communities during the twentieth century. It began with the Union High School project in 1920, then in 1938, the water and sewer systems for the two communities were connected and jointly they used a federal grant to build a new sewage treatment plant. The two school districts remained separate until 1967, when they merged completely.

At the time of the school merger, there was serious discussion of political merger. One of the catalysts to merger was the growth rate of the City of Janesville. Shopping centers and residential development were creeping toward Milton and the 1950s was an era when larger communities readily consumed smaller ones. Another issue was the growing request for home mail delivery. Separately the two communities were too small for home delivery at the time, but together they could have a larger joint post office that would set up home delivery. Finally, the economic issues were taken into consideration. Perhaps the two communities would receive more state and federal aid by being only one political entity and perhaps a larger community would attract more business and industry.¹²

In 1966, the two village boards of Old Milton and Milton Junction came up with a merger proposal and several public meetings and discussions continued until a referendum was voted on in November of 1966. It passed and in 1967, the communities were now one entity: Milton. It surprised many at how easy the transition was made as the two boards seemed to cooperate well and transferring services between the communities was done with few problems. In 1969, Milton received a city charter and officially became the City of Milton.¹³

¹² Milton Bicentennial Committee, 115.

¹³ *Ibid.*

The New City of Milton

Milton was now a larger community, but it still had the same basic economic components. It was a strong commercial center with business districts remaining in both communities. The Burdick Corporation, as it was now known, had grown substantially during the 1950s and was a prominent employer in the community. Many of Milton's residents commuted to nearby Janesville to work at the large General Motors plant, where employment peaked in the 1960s. Milton College enrollment peaked in 1970 and the construction of the Shaw Memorial Library capped off a period of extensive growth of the campus and nearby area.¹⁴

In 1976, when the broad-ranging *Bicentennial History of Milton* was published, which included an update of the previously published history of Milton Junction, Milton was presented as a fairly stable community. Milton College was suffering from some enrollment drop-offs after a peak enrollment of 859 students in 1970, but business was still strong in the community. Between 1976 and the present time, though, some dramatic changes would occur.

Financial problems had plagued Milton College for many years and a continuous drop off of enrollment reached a crisis in the early 1980s. In 1982, the school was forced to close. It was thought that the historic campus would fade away, but local advocates and alumni of Milton College rallied to preserve Main Hall and other buildings were sold for adaptive reuse. The two other historic buildings on campus, Goodrich Hall and Whitford Memorial Hall were purchased by owners who have been committed to maintaining them in as much of their historic condition as possible. The Fine Arts building was converted to offices and the Shaw Memorial Library was converted to the Milton Public Library and city offices. Two homes used for the college reverted to private ownership and have retained their historic character, as well.

The two downtown commercial districts have probably seen the most change as retailing during the 1980s and 1990s was transformed in small towns. Big box retailers and shopping malls, especially those as close as Janesville, took trade away from Milton's two commercial areas, Parkview Drive and Merchant Row. Traditional stores left and the transition to other types of commercial activity has been slow. Most of the storefronts in the two downtowns are filled with businesses, but many buildings are not being used to their optimum potential.

The Burdick Corporation continued operating in Milton for many years, then the building became the home of an alternative energy manufacturer ANGI Company. This company grew significantly during their time in Milton, so much so that they needed to find larger and more modern space. Unfortunately, they found this space in Janesville, and recently moved to that community. But, the Blackhawk Technical College saw the facility as a good location for a technology training center and will be moving into the building in the near future. Like most communities, the City of Milton has developed an industrial park to attract new business.

Historic Preservation in Milton

The Milton Historic Preservation Commission is very active in Milton in preserving historic resources and educating the public about them. They, along with the Milton Historical Society,

¹⁴ *Ibid.*

are an important part of the effort to promote Milton to attract both business and tourism. The upcoming opening of the Highway 26 bypass, which will take a considerable amount of traffic out of Milton instead of through it, will be a challenge for local business. But, promoting Milton's historic resources will be part of a plan to attract people into the community. Milton is the quintessential small town, but with access to big-city resources. It has the best of both worlds, and its historic resources are one reason the community can and will continue to thrive.

CHAPTER THREE

ARCHITECTURE

Introduction

Milton is already known for distinctive architecture. The National Historic Landmark Milton House, a hexagonal, grout-constructed pioneer-era building; the National Register of Historic Places-listed grout buildings thematic group; and the National Register of Historic Places-listed Milton College Historic District form the foundation of Milton's important historic built environment. This survey illustrates that there are even more architecturally distinctive resources in Milton that are worthy of local interest and preservation.

The purpose of this chapter is to place Milton's historic architecture within the context of historic architectural themes. This information will assist in planning decisions that affect not only the previously-identified significant architecture of the community, but the newly identified properties as well.

The chapter will be organized as follows. First, residential architectural styles will be discussed, followed by commercial architecture, the architecture of churches and schools, and public architecture. Building methods and materials, including grout, brick, and concrete block construction will be discussed, followed by information about architects and builders uncovered in the survey.

Most important for planning purposes, the chapter will identify those buildings that have distinctive architectural characteristics that meet the criteria for the National Register of Historic Places either individually or in a group in the form of a historic district. For a discussion of the National Register of Historic Places criteria and the issue of historic integrity, please see Chapter One, Methodology.

Residential Architecture

Greek Revival Style

The Greek Revival style was the first national style commonly seen in Wisconsin and was popular between 1830 and 1870. The hallmark of the style is a formal, orderly, and symmetrical form and massing. Details, if they are present, consist of returned eaves, pediments, classical columns and/or pilasters, friezes, and entrances with transoms and sidelights. The style was used for many frame, clapboard-sided, buildings, but decorated brick and stone constructed buildings as well. While there are some high-style Greek Revival buildings that have been identified in the state, the style is seen more commonly on vernacular houses in the form of symmetrical massing, regular fenestration, simple cornices and returned eaves, and entrances with transoms and sidelights. Because the style was very popular with New England immigrants who came to southern Wisconsin in large numbers during the 1840s and 1850s, many Greek Revival-influenced houses were built, but they tend to be the oldest buildings in any community and have

been subjected to significant remodeling in most cases, making good examples of the style very difficult to find.¹⁵

Milton was settled by Yankee immigrants in the late 1830s and in both “old” Milton and Milton Junction, the houses built in the 1840s and 1850s largely reflected the Greek Revival style these pioneers were familiar with in New England. Most of the early Greek Revival-influenced houses built in Milton in the mid-nineteenth century were vernacular with front gable, side gable, or gabled ell forms. They were built with the typical low-pitched gable-roof massing of the style as seen in small, mid-nineteenth century houses in Wisconsin. Today, due to their age, almost all of these houses have been extensively remodeled and can only be identified by examining their form and massing. And, only one house could be identified as being potentially eligible for the National Register of Historic Places (National Register) for the Greek Revival style.

Some houses were surveyed that retain some Greek Revival details, but lack the distinctive features that would make them potentially eligible for the National Register. For example, one of the earliest settlers in Milton, Peter McEwan, built the house at 621 Parkview. It has a simple gabled ell form with a low-pitched roof with returned eaves and symmetrical fenestration of six-over-six light windows. Although it has good local interest for its association with McEwan, its artificial siding and alterations to the ell lower the building's architectural integrity so that it does not meet the criteria for the National Register for architecture.

Two front gable form houses constructed of brick reflect the Greek Revival style as well, but are not distinctive enough to be eligible for the National Register. The 1850s Polly Goodrich House at 604-606 E. Madison Ave. has considerable local interest for its association with the pioneer Goodrich family. Like the McEwan house, it has a gable roof with returned eaves and symmetrical fenestration. But, the window alterations and later-added front porch, along with other modern changes lower the house's integrity. Similar alterations also effect the integrity of the 1850s Brown house at 717 High Street. It has local interest as a good example of pioneer-era brick construction, but is not significant for the Greek Revival style.

The Greek Revival house that is potentially eligible for the National Register is the Culver-Allen House at 2 E. Madison Ave. Historic sources indicate that Culver made his own bricks for this house and that under the white paint, they are a red color, unusual in an area that produced primarily cream color bricks. Reportedly built in 1852, the Culver-Allen house has a square main block with a rear gable-roofed ell. The square form has resulted in the house being identified as an example of the earlier Federal style. But, while unusual, the square form of this house is sometimes seen in examples of this style. In any event, the building's orderly, formal plan, symmetrical fenestration of fine six-over-six-light sashes, and prominent entry with transom, sidelights, and a classically-influenced cornice are all details that make the building architecturally significant for this style.

This house is distinctive in its architectural style and is also the work of a pioneer builder using pioneer-era materials. It has a good level of integrity and, therefore, is potentially eligible for the National Register for architecture.

¹⁵ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* (Madison: State Historical Society of Wisconsin, 1989), Architecture, 2-3.

Octagon

Although it is actually a hexagon, the Milton House, 18 S. Janesville St., listed in the National Register as a National Historic Landmark, is one of the most important examples of this rare form in the United States. The construction of this house actually led the promoter of the Octagon house form to change his design suggestions.

Octagonal buildings were not commonly built prior to the mid-nineteenth century, although the ancient Greeks and Romans built some structures in this shape and Thomas Jefferson used this shape to design a small retreat in Virginia. Octagon-shaped buildings, though, had a brief period of popularity in New York, Massachusetts, and Wisconsin largely between 1845 and 1860. This popularity was due to writer, lecturer, and scientist, Orson Squire Fowler, of Fishkill, New York. Interested in architecture and in designing a building that could benefit the working classes, Fowler began writing and lecturing about Octagon plan houses. He thought that the octagon shape would be cheaper to build because its many walls would enclose more interior space and suggested that it would be easier to heat in winter and vent in summer. In 1848, Fowler published *A Home for All*, which promoted this innovative type of house. Ironically, it was not the working classes who embraced the octagon shape, but primarily educated middle-class New Englanders who were attracted to this unusual type of home.¹⁶

In 1844, prior to the publication of Fowler's *A Home for All*, Joseph Goodrich used a similar plan to build the six-sided Milton House (18 S. Janesville St.). As a successful Yankee entrepreneur in Wisconsin, it is possible that Goodrich had access to Fowler's writings and based his Milton House design on Fowler's ideas. But, whether he was aware of Fowler's writings or came up with the concept on his own, Goodrich constructed his building using an innovative and inexpensive building material that he called grout, which will be discussed later in this chapter.¹⁷

When Fowler was promoting his book in the Midwest, he met Joseph Goodrich and toured the grout-constructed Milton House. Fowler became convinced that Goodrich's grout building material was a good fit with his economical octagon plan and when he returned to New York State he rebuilt his own partially completed octagon house using grout. Then, in 1853, when he reprinted his book, *A Home for All*, he added a new subtitle, *The Gravel Wall and Octagon Mode of Building New, Cheap, Convenient, Superior, and Adapted to Rich and Poor*.¹⁸

Subsequently, many Octagon houses were built with grout, including several in Wisconsin. Fowler discouraged the use of architectural details for his Octagon houses probably because they added cost to what he was proposing as an inexpensive building. However, many of the Octagon house builders and owners were middle class and did not heed this advice, adding details primarily from the Italianate architectural style, popular when most Octagon houses were built.¹⁹

Goodrich did not embellish his Milton House with stylistic details, a point Fowler would have also approved of. The later added third story does have narrow brackets under the overhanging

¹⁶ Wyatt, *Cultural Resource Management, Architecture*, 2-7.

¹⁷ *Ibid.*

¹⁸ *Ibid.*

¹⁹ *Ibid.*

eaves that suggest the Italianate style, but overall, the house is simple and economical, reflecting Goodrich's (and Fowler's) attitude about architecture.

The Milton House was designated a National Historic Landmark in 1998 due to its association with the Underground Railroad.

Italianate Style

The Italianate style was widely popular in Wisconsin between 1850 and the early 1880s. Since many Wisconsin communities went through an economic boom during this era, Italianate houses are common in most communities. Italianate houses are generally square or rectangular, are two-stories in height topped with hip roofs, and are decorated with wide, overhanging eaves with brackets, arched openings, and picturesque porches with thin posts and decorative brackets. Italianate houses built during the early period of the style's popularity are usually more "boxy," with a low, square plan, a hip roof, and picturesque details. Later Italianate houses are generally taller and more rectangular in plan, with heavier classical details. During the entire period, Italianate style elements were also very popular on vernacular gabled ell, front gable, and side gable form houses. Formal, decorative Italianate houses with square towers are often classified as a sub-style known as the Italian Villa.²⁰

Two of the best examples of the Italianate style are already listed in the National Register of Historic Places (National Register) as contributing buildings in the Milton College Historic District. They are the Fraser House-Administration Building, constructed as a residence in 1858, and the Whitford-Borden House, built for Milton College President William Whitford.

The Fraser House-Administration Building, also used as a music studio, is a highly distinctive Italianate Style building with square form, hip roof with wide overhanging eaves, and very tall windows on the first story. The Italianate style porch is extant with thin posts and decorative brackets and frieze. What is particularly interesting about this house are the pale red brick walls. Pale red bricks were not commonly produced in this part of Wisconsin and suggest that the bricks were imported or locally produced from unusual reddish colored clay deposits.

The Whitford-Borden House was constructed in 1867-68 and is a fine example of the Italianate style. It has a slightly more complex square form seen more often in later Italianate houses, but features the typical hip roof, overhanging eaves, tall windows and porch with thin posts and brackets that are hallmarks of the style. With its high level of integrity, this house is the best example of this residential style in the city.

Because these houses were affiliated with Milton College and sit right next to the three historic college buildings, they were included as contributing in the Milton College Historic District and are the examples of the style by which all other Italianate style houses in Milton can be compared.

With a plan similar to the Whitford-Borden House, the Haven-Crandall House, 220 S. Janesville St., built in 1872, also has a low-pitched hip roof with wide eaves, brick construction, and tall

²⁰ Wyatt, *Cultural Resource Management*, Architecture, 2-6.

windows on the first story. An extant bay window and simple porch complete the Italianate style details of this house. What is particularly significant about this house is that even though it is less decorative than the two examples discussed above, it has a high level of integrity that makes it stand out in this architectural category. Because of this, it is distinctive and potentially eligible for the National Register.

Another distinctive Italianate style house with a rectangular plan is the Ezra Goodrich House, 742 E. Madison Ave., built in 1867. The square form of this house is typical of 1860s-era Italianate houses, but its height, with an additional half-story, distinguishes it from more typical early Italianate designs. The use of round-arched windows is distinctive as are the oculus windows of the upper half story. Although there are slight alterations in the size of the window openings, the house is owned by the Milton Historical Society and has a historic interior. Because of its style and association with notable person, Ezra Goodrich, this house is potentially eligible for the National Register.

The square-form R. J. Greenman House, 12 Merchant Row, is a very typical Italianate design, and unlike other distinctive Italianate houses in Milton, it has clapboard siding instead of brick walls. Built in 1866, the house has the square form, hip roof, wide overhanging eaves with brackets, and symmetrical fenestration seen on many early examples of the style. Its most distinctive detail is the intact cupola, with the hip roof, wide overhanging eaves and brackets and arched openings. The integrity of the building is good, with the only loss of historic character being some enclosed porches, but overall, it still is a good example of the style and distinctive in the community. Therefore, it is potentially eligible for the National Register.

The Italianate style in its later period of popularity in Wisconsin was often more vertical in its form and massing and often had a gable roofline rather than a hip roof. This can be seen in the Fred Hutson House, 743-745 W. Madison Ave., built at the end of the Italianate period in 1885. It has an intersecting gable roof, brick walls and heavy brick arches decorating window openings. What is distinctive about this house is its high level of integrity, with window and door openings largely intact, an intact two-story bay, and a hip-roof porch with decorative metal cresting. It is for this reason that the house is potentially eligible for the National Register.

There are several other Italianate-influenced houses in Milton that, while not potentially eligible for the National Register, have some notable features. A gabled ell house with brick construction and a good level of integrity is the David Walsh House, 535 Parkview Dr., built in 1885. This house has a vernacular gabled ell form with the Italianate-influenced arched openings typical of the style. A one-story bay with arched openings and eaves with brackets are also interesting details from the style. The first George Post House, 359 E. Madison Ave., built in 1886, is another fine brick house with the arched openings of the Italianate style and the vertical form and massing of typical 1880s versions. The later-added porch and rear addition detract a bit from the house's original integrity, but it still stands out as architecturally interesting and is one of the best representatives of brick, Italianate-influenced construction in Milton.

Another interesting variation of the style is the Italianate cottage at 502 E. Madison Ave., built around 1870. This house shows how the style could also be used to good effect on small

cottages. It features fine arched openings and a roof with wide eaves and its overall form and massing is unusual in this community with an abundance of larger examples of the style.

These houses are of local interest and although not potentially eligible for the National Register, they add to the architectural diversity of Milton.

Queen Anne Style

The Queen Anne style is often called “Victorian” and like other communities in Wisconsin, its long popularity resulted in many houses with these style characteristics being built in Milton in the late nineteenth and early twentieth centuries. According to Wisconsin’s *Cultural Resources Management Plan*, the Queen Anne style was popular in Wisconsin between 1880 and 1910. The style is characterized by asymmetry and irregularity of plan and massing. Queen Anne houses often express their asymmetry with a variety of surface materials such as wood shingles, stone veneer, or stucco. Common details of the style include steeply-pitched multiple gable or combination hip and gable roofs, gable projections, bays with elaborate hood moldings or cornices, round or polygonal turrets or oriels, classical details, and large, wrap-around porches. The early versions of the style tend to be more picturesque, while later versions, especially after 1900, reflect the emerging popularity of the Colonial Revival style and are more symmetrical with more classically-influenced details.²¹

Many houses were built in Milton with Queen Anne style details, and there are several distinctive examples in the community. In fact, there are a large number of Queen Anne-influenced houses in Milton, but unfortunately, many have lost considerable integrity due to inappropriate remodeling and additions. This fact makes the distinctive examples of the style even more significant and worthy of preservation.

The best example of the Queen Anne style in Milton is the S. C. Chambers House, 5 S. John Paul Rd., built in 1910-1911. Not only is it the finest Queen Anne house in town, it is one of the finest examples of the style in the area, rivaling the fine Queen Anne houses in nearby Janesville, a much larger community. The house has all the features important to the style, including an asymmetrical and irregular plan and massing, a variety of wood decoration, both round and polygonal towers, projecting gables, and a massive wrap-around veranda. Some outstanding specific details of this house include decorative roof ridges, a massive brick chimney, domed tower roof, and the classical decoration of the veranda with its heavy square and flared columns with Ionic capitals, stone piers and turned post balustrade.

The details of the house tend more toward the classical, typical of the later 1910-11 date of construction, although the overall form and massing is still very much Queen Anne and not Colonial Revival. The high level of integrity of the house is another distinctive characteristic of this residence; it has almost all its exterior details intact.

When the house was completed in June of 1911, the local newspaper lauded the building as one of the “finest residences in Southern Wisconsin.” A complete basement with partitioned brick walls was mentioned, along with an oval-shaped dining room consisting of built-in cabinets with

²¹ Wyatt, *Cultural Resource Management*, Architecture, 2-15.

concave leaded glass fronts. The newspaper also noted that the house had every “modern convenience” including steam heat, gas lighting and electrical wiring for future electric connections.²²

The Chambers house is architecturally significant and potentially eligible for the National Register.

Among S. C. Chambers’ most important business ventures was a wholesale tobacco and cigar making supply company that he founded in 1891 with J. H. Owen. The company eventually located to Janesville and became, during the twentieth century, a leading Midwest company providing supplies to the convenience store industry. Chambers’ partner, J. H. Owen, coincidentally, was the owner of the second most architecturally interesting Queen Anne house in Milton.

Owen’s house was built around 1895 and is located at 33 Second St. The irregular plan, intersecting hip and gable roof, and variety of wood decoration gives the house a distinctive appearance. Of particular note are the decorative scalloped shingles of the upper story, some in interesting patterns, and the very expansive wrap-around veranda on the first story. The house has a good level of integrity and its architectural significance makes it potentially eligible for the National Register.

Two houses that feature transitional style elements from the Queen Anne style to the Colonial Revival style are the Grant Davis House (350 E. Madison Ave.), built in 1914 and the W. H. Gray farmhouse on the intact farmstead at 313 E. High St., built in 1911. Both houses retain some of the irregular form and massing of the Queen Anne style, but have less elaborate Queen Anne details and display more classical details. The Grant Davis house’s most emphasized details are the returned eaves and porch with classical columns and pediment. The Gray farmhouse also heavily emphasizes returned eaves, pediments, and a front porch with classical columns and balustrade. Both houses have a high level of integrity which adds greatly to their architectural significance.

The Grant Davis house is very intact and as an interesting late variation of the Queen Anne style, it is potentially eligible for the National Register. The W. H. Gray farmhouse is also individually architecturally significant, but it is also part of an intact farmstead that will be described later.

As stated earlier, there are many Queen Anne era houses that are extant in Milton. Only a few have not had an application of artificial siding and/or alterations to openings, but it is still possible to see the popularity of the style on more simple houses or even on those that retain only the style’s form and massing. Of the houses that are of local interest, but not potentially eligible for the National Register, a few stand out that show the range of the style in Milton.

The Esther Rice House (608 E. High St.), built around 1904, is a picturesque version of the style with decorative shingles and clapboards creating a complexity of surface materials, a main gable with angled cut-outs that suggest a bay on the main elevation, and a large front window with multi-light transom. It stands out for its good level of integrity.

²² “S. C. Chambers’ Fine New Residence Now Occupied,” *Milton Telephone*, June 8, 1911, 1.

Another simply decorated house, the Frank Lee House (120 E. Madison Ave.), built around 1901, features a decorative shingled gable and first story large window with transom, details often seen on Queen Anne style houses. Because the house is not covered with artificial siding, it stands out as a good example of medium-sized houses that were made stylish with Queen Anne details.

Period Revival Styles

Between 1900 and 1940, a number of architectural styles known as the period revival styles were popular in Wisconsin. These styles were based on historic architectural styles and included the Colonial Revival, Georgian Revival, Tudor Revival, and Spanish Colonial/Mediterranean Revival styles. These styles revived details from the historic styles upon which they were based. For example, the Colonial Revival style featured symmetrical form and massing and simple classical details that reflected the Colonial period in American history. Other styles were based on English, Spanish, and Italian medieval styles.²³

Milton has a few good examples of Period Revival styles and none that are potentially eligible for the National Register. But, these houses are of local interest and reflect the development of the Period Revival styles in Milton.

One of the earliest and most popular of the Period Revival styles was the Colonial Revival style, which began appearing around 1900. Its heyday lasted well into the 1930s then had a revival in the 1950s and Colonial details on houses are still popular today. A popular variation of the style was the Dutch Colonial Revival, with its distinguishing feature being the gambrel roof. Three houses in Milton have local interest for this style.

The S. R. Lamphere House (349 Rogers St.), built in 1914, and the W. P. Marquardt House (310 S. Janesville St.), built in 1917 are good vernacular examples of the style. They both feature front-facing gambrel roofs, symmetrical features and original clapboard siding that make them stand out among all the examples of the style in Milton.

Although not potentially eligible for the National Register either, the best example of the Dutch Colonial Revival style is the Leman & Ruth Stringer House (403 College St.), built in 1922. The house features the distinctive gambrel roof and symmetrical form and massing of the style with original six-over-one sash windows, a colonial style front entrance, and an attached sun room.

During the 1930s and into the 1950s, a variation of the Colonial Revival style became very popular for small to medium-sized homes. Known popularly as the “Cape Cod” style, the houses are almost all generally one and one-half stories in height with steeply pitched side gable roofs and dormers. Many examples have symmetrical fenestration with windows with divided lights, but simple single light sashes are also common. An interesting example of this variation is the Fred Meyer House (316 E. High St.), built in 1937 with an unusual limestone veneer. Although not potentially eligible for the National Register, the house is of local interest for its unusual building material.

²³ Wyatt, *Cultural Resource Management Plan*, Architecture, 2-28—2-33.

These houses, while not eligible for the National Register, add to the architectural diversity of Milton, as do the houses that were built with influences from the Tudor Revival style. This style revived architectural details from medieval English construction. The most elaborate variations of this style feature Tudor castle-like details and half-timbering decoration. The smaller and less elaborate variations of the style often featured brick or stone veneered walls, steeply-pitched rooflines, arched openings, and multi-light casement windows. A steeply-pitched gable-roofed entry pavilion with an arched opening and multi-light windows were often added to vernacular houses to make them more stylish.

There are a number of Tudor Revival-influenced houses in Milton. Although none are potentially eligible for the National Register, they add to the architectural interest of the community. The following are the most interesting examples.

A typical example of a simple house given Tudor Revival details is the Harry Crandall House (423 Rogers St.), built in 1928-29. It has a simple rectangular plan with a very steeply-pitched gable roof and an entry pavilion with a steeply-pitched gable roof that features arched openings. Contrasting brickwork in the gable peak of the entry pavilion and around the door and windows suggest the stonework seen in medieval English buildings. A matching garage enhances the elegance of this property.

Built around 1932 by William Burdick, the house at 533 E. High St. is another example of a simple residence enhanced by Tudor Revival details. A steeply-pitched intersecting gable roof, multi-light grouped casement windows, and an attractive stone veneer enhance the appearance of this house. A red tile roof and multi-color brick veneer enhance the Summers House (622 Parkview Dr.), built in 1931-32. The house has a simple rectangular form with steeply-pitched intersecting gable roof, but its Tudor Revival-influenced multi-light windows and arched entrance add interest to this house.

One of the most interesting of the Tudor Revival-influenced houses is the Shadel House (19 E. Madison Ave.), built in 1930 and based on an illustration in *Idea Magazine*. Architect Frank Sadler took this illustration and designed a stone veneer house with grouped multi-light windows and an arched main entrance, popular details from the Tudor Revival style. Two additions from 1956 detract somewhat from the historic integrity of the original house, but it is still a good example of a house influenced by this popular Period Revival style.

Craftsman, Bungalow, and American Foursquare

The Arts and Crafts movement of the turn-of-the-twentieth-century was a revival of medieval craftsmanship traditions as a reaction to an industrialized economy that was mass producing goods that had once been hand-made or produced in small shops. The movement had a major effect on textiles, furniture, and home décor and carried over into architecture and building materials and methods. Related to the Arts and Crafts movement in America was the development of the Prairie, Craftsman, and Bungalow architectural styles and some forms of the American Foursquare type house.

In Wisconsin, between 1900 and 1940, styles related to the Arts and Crafts movement were popular. In particular, the Prairie style, under the influence of Frank Lloyd Wright, was strongly popular in the state. Prairie and Craftsman style houses were largely built for upper middle class and wealthy families in larger cities. In small communities, few elaborate Prairie Style houses were built, but the related Craftsman style was popular. Bungalows and American Foursquare houses were more commonly built for middle and working class families in larger cities as well as smaller communities.²⁴

The hallmarks of the Craftsman and Bungalow styles are similar in that they reflect the Arts and Crafts aesthetic of “honest” construction. This is often seen in details such as brackets and exposed rafters under roof eaves and half-timbering on stucco walls. Decoration is limited to details that are functional and not just decorative. Bungalows commonly featured low form and massing, sloping roofs, and large front porches. The interiors of most Craftsman and Bungalow style houses were usually designed with an abundance of plain, but high quality, woodwork and amenities like built in cabinets and bookshelves. The American Foursquare was more of a form than a style and its hallmarks are a square plan, hip roof, and wide front porch. If decorated they tended toward either a Craftsman influence or Colonial Revival influence.²⁵

Craftsman

In Milton, the Craftsman Style was not fully developed and there are only a few houses that feature details related to that style. The only high style version is the George Post II House (417 E. High St.), built in 1915 and designed by Chicago architect Fredrick Schock. The house has the rectangular form, low-pitched roofline, grouped windows, and large brackets typical of the style. The porch is minimally decorated with stone details that emphasize structural elements and the horizontal form often found on houses with this style. Although the house has good design and is well maintained, the alterations to the dormers and the new windows have lowered the house’s overall integrity so that while it is of strong local interest, it is not potentially eligible for the National Register.

Similar to the Post house, but on a much smaller scale, is the F. A. Anderson House (409 E. High St.), built in 1909. It has the rectangular form, exposed rafters, grouped first story windows, and entry pavilion with common Craftsman arch with brackets that are often seen on examples of the style. The large additions projecting from each end wall lower its integrity, making the house not potentially eligible for the National Register. However, it is of particular local interest for its association with an important Burdick Corporation executive and Milton College presidents.

An interesting Craftsman cottage is the Ruth McDaniel House (229 E. Madison Ave.), built around 1926. The house has a low, horizontal form and massing with a steep hipped roof that gives it a cottage appearance. The stucco wall covering, paired multi-light casement windows and projecting hipped-roof dormer, along with the Craftsman style bracketed arch over the main entrance are all details that reflect the Craftsman style.

²⁴ Wyatt, *Cultural Resource Management Plan*, Architecture, 2-23, 24, 25, 26.

²⁵ *Ibid.*

These houses add to the architectural diversity of Milton and are the best examples of this important early twentieth century style. Although not potentially eligible for the National Register, they stand out in the community for their interesting architectural details.

Bungalow

The Bungalow Style was very popular in Milton during the 1910s and 1920s. One builder, M. H. Ansley, particularly promoted the style with his many house commissions during this period. The bungalows of Milton tend to be small and were constructed for the middle and working class residents of the community. There are several examples that stand out as architecturally interesting, and although not potentially eligible for the National Register, they add to the architectural diversity of the community.

The true bungalow was meant to be a house with a very low form and massing. Representing this variation of the style are two houses that were probably built by M. H. Ansley around 1910, as they greatly resemble an early bungalow that Ansley built that was featured in the local newspaper in February of 1909. Both houses (403 W. Madison Ave. and 509 Golden Lane) have brick construction and have low-pitched hip roofs and low-pitched projecting dormers. Wide front porches decorate each house and there is little applied architectural detail. They are not potentially eligible for the National Register but are of local interest for their style and as the probable work of Ansley, a prolific local builder.

Similar to the two houses described above is the H. A. Betts House (600 E. High St.), built in 1911, which might also have been built by Ansley. It has a very similar plan but is constructed with clapboard siding and not brick walls. The hip roof with dormers, the front porch, and the building's low form and massing strongly resemble the two brick houses on Madison Avenue and Golden Lane.

Often, specific details were added to Bungalow or Craftsman houses to give them a distinctive appearance and emphasize their low form and massing. Flared porch posts were one of these details. The flared porch posts, brackets supporting overhanging eaves, and exposed beams under second story windows add to the Craftsman quality of the Frank Shadel House at 14 W. Madison Ave., built in 1923. This bungalow form is typical of many Wisconsin designs and stands out for its architectural interest in Milton. This house, in particular, has fine local interest for its overall design and its level of integrity.

Taking the flared porch posts to almost an extreme is the Carl Anderson bungalow at 419 Plumb St. Wide square posts on the house's corners and piers supporting the porch have large attached slanted buttresses that create an interesting variation of the flared porch seen in many Bungalow or Craftsman Style houses.

The two-story gabled-roofed bungalow was a staple design in Wisconsin. Some of these simple designs were made more interesting with the use of multi-textured exterior coverings. Two houses in Milton, the Gaby-Lipke House at 350 Rogers St. and the A. D. Haskins House at 527 Rogers St., were built with this architectural detail to good effect. They are both two-story bungalows with wide overhanging eaves and stucco wall surfaces. The house at 350 Rogers St.

has a raised foundation, chimney and trim of dark red bricks, giving it a contrasting polychromatic appearance. The Haskins house is even more polychromatic with stucco walls, a raised fieldstone foundation, and dark red brick accents around openings, at the corners, and making up the chimney. In fact, this house is of particular local interest for its polychromatic details that make it stand out in the community.

Another good example of the bungalow style is the McGowen House (426 Vernal Ave.). It has a high level of preservation and a fine matching garage.

These houses may not be potentially eligible for the National Register, but they are of local interest as good examples of the Bungalow Style as seen in Milton.

American Foursquare

In Milton, the best American Foursquare houses have stylistic details that suggest the Prairie or Craftsman style. The J. H. Coon House (329 Rogers St.), built in 1910, has the square form of the typical foursquare house, but is a bit larger in size and has details that clearly emphasizes the horizontal form popular with the Prairie and Craftsman Styles. The roof is low-pitched with very wide eaves and projecting dormers are very low in form with little wall space and very wide roof eaves. The porch has an almost flat roof and wide eaves to stress the horizontal form of the house. The flared porch columns and geometric decoration are details typically seen on more elaborate Craftsman or Prairie style houses. While not individually eligible for the National Register, it is of particular local interest for its Prairie-influenced design.

Also having a horizontal emphasis is the A. E. Whitford House, 343 Rogers St., built around 1916. The house is not as dramatic in its emphasis as the Coon house, but its wide overhanging eaves and dormers with little wall space and low-pitched roofline give the Whitford house a more stylish appearance than the average American Foursquare house in Milton.

The horizontal emphasis is achieved on the Clara Burdick House (881 Parkview Dr.), built around 1924, by a long side porch and the same type of wide overhanging eaves and dormers seen in the above examples. The Craftsman influence of this house is also seen in the exposed rafters, wood shingle covering, and windows with vertically-divided lights.

These houses are not potentially eligible for the National Register of Historic Places, but are of local interest because they best represent this common architectural form and add to the architectural diversity of the community.

Modern and Ranch

The Great Depression of the 1930s and World War II and its materials shortages in the 1940s stunted the growth of residential construction at a time when architecture was making a transition between historic styles and modern influences. During the 1950s, the economy improved and built-up housing demand forced an abundance of new construction. In the 1950s, much of this new construction reflected the popular Cape Cod and Ranch house styles. During the 1960s, the Cape Cod style fell out of favor, and the Ranch style became even more popular. Ranch houses

were particularly popular in the new subdivisions growing up on the edges of both large and small cities alike. Sometimes constructed by a single builder, these new subdivisions were filled with similar variations of the Ranch house, some even with identical plans.

A few architects and builders of the 1960s, 1970s, and 1980s offered progressive designs that produced houses of a style that would be called “Contemporary.” These houses rejected the rigid Ranch form in favor of steeply-pitched roofs, multiple and irregular stories, vertical siding, and large amounts of glazing, even glass walls. And, even though the Ranch style prevailed in the vast majority of housing built between 1950 and 1980, and is still popular today, some builders continued to use historic styles during this era. One popular style was the French Provincial, loosely based on the French Renaissance Revival style.

Historic Revival and Craftsman-influenced styles have made a comeback. Beginning in the 1990s, once again, two-story homes with modernized historic details became popular. From the Colonial Revival-influenced “saltbox” type homes to “neo-Victorian” houses with vague Queen Anne-influenced details, to a currently popular Prairie and Craftsman-influenced style, today’s new homes reflect influences from almost all of the popular styles of the twentieth century.

Because Ranch houses are so numerous, only those with high integrity and distinctive details are of architectural interest or significance. Many Ranch style houses, like vernacular houses of the nineteenth century, have been altered with vinyl siding and modern windows, so only those with an abundance of original details generally stand out. In Milton, no Ranch houses stood out for architectural interest except for the house at 611 Parkview Rd. It has a long plan with a very low-pitched roof that adds to its horizontal emphasis. The original wood siding is intact and its overall form and massing is different from the many other Ranch style houses in the community.

In the 1970s and 1980s there was a trend for placing large mansard roofs covered with wood shingles on second stories of buildings, particularly apartment buildings, with the mansard being a wall surface for the upper floor. This trend was also popular for overhangs on commercial buildings remodeled during this era. Some architects experimented with the mansard roof design and created distinctive houses. One such house is at 161 E. Madison Ave., where the entire one-story building appears to be a mansard-like roof structure with a wood shingle exterior.

The mansard roof was also popular for a brief revival of the French Renaissance Revival style that was more commonly called French Provincial in the 1950s, 1960s, and 1970s. A good example of this style of house is the Hudson House at 46 Homestead Rd, built in 1973. It has brick walls with a very large complex hip and mansard roof that creates a full second story. Paired casement windows add to the historic revival quality of this house.

Another unusual house is close by at 26 Homestead Rd. This house has a square plan with a hip roof and along the main elevation is a tall brick wall with an arched entrance and only a few small rectangular window openings. The brick wall of this house suggests a modern interpretation of the Spanish Colonial Revival style of the earlier twentieth century that has an emphasis on large brick or stucco wall spaces with a minimum of openings. The board and batten wood siding of the second story creates a contrast with the brick wall and gives the home a contemporary appearance.

Intact Farmstead

It is unusual to find an intact farmstead within the boundaries of most communities. As farms were developed into subdivisions or stopped agricultural production, often the farmhouse remained but the outbuildings were lost. And, it is unusual to find a farmstead that has a house and barn and some outbuildings all probably constructed at the same time.

This is the case of the W. H. Gray Farmstead (313 E. High St.), built in 1911. The following buildings are included in this farmstead that is potentially eligible for the National Register.

Farmhouse

The W. H. Gray Farmhouse has been discussed in the Queen Anne section of this chapter as a fine example of a transitional Queen Anne-Colonial Revival style house with a high level of integrity.

Dairy Barn

The barn has a gambrel roof that slopes to a shed roof over the extended south wall. Its walls are covered with board and batten siding and there are numerous multi-light windows along the west and south elevations. The north elevation has larger sliding doors over a large entrance that is slightly banked so machinery can access the upper level of the barn. The east elevation features both small windows and large sliding doors. One large sliding door leads into the lower level of the barn. Its interior is fitted up for dairying and other animal quarters, with much equipment still extant.

Silo

The poured concrete silo is attached to the north elevation of the barn and features a concrete dome roof. It was probably built at the same time as the barn.

Granary

A building that might have been moved to this site is the granary, which sits on a concrete foundation, but appears to be older in construction with a rough board door and six-over-six-light sash window. It is covered with metal siding.

Corn Crib

The large, one-story, drive-through corn crib is a roughly-constructed wood building with both horizontal board and lap siding. The gable roof extends down on each side to form a shed roof over the grain storage bins of the interior.

Shed/Chicken Coop

This small one-story building was used as a chicken coop for some time in its history but may have been built as a multi-purpose shed. The building has a small rectangular plan, gable roof, clapboard siding, and openings filled with six-over-six-light double-hung sash windows that are decorated with lintels.

Garage

This small building was probably built in the 1910s for automobile storage. It has a rectangular plan, gable roof, lap siding and space for one car.

Meat Market

This small shed has metal siding and a gable roof. It has a standard-sized entry door and a large opening on the main elevation. There are openings along the side elevations as well. This building was used, beginning in the 1930s, for a farm meat market operated by R. L. Hull.

Shed/Shop

The larger shed on the property is a longer rectangular building with a gable roof, clapboard siding, and openings filled with multi-light windows. Windows on the side elevation are partially enclosed. The windows feature lintels like those of the shed/chicken coop. The entrance is a plain wooden door. Overall, this building looks like it might have been a small rural school building that may have been moved here, but no specific evidence has been found to support this theory.

The Gray Farmstead is a fine example of an intact farmstead with house, barn, silo, and outbuildings intact. Historic sources suggest that the farmstead was put together all at the same time, around 1911 and possibly a few of the buildings were moved here from other locations. In any event, it represents an early twentieth century Wisconsin farmstead engaged in the most popular agricultural activity of that time: dairying. The barn is typical of dairy barns of the era and the silo was a significant part of any dairy operation. The corn crib is typical of the early twentieth century. The other buildings, whether they were moved here or not, reflect the diversity of structures needed for a farm operation that concentrated on dairying. The meat market building also adds to the significance of the farmstead as it represents the Hull family's attempt to weather the economic distress of the Great Depression of the 1930s by selling products directly from the farm to the consumer, something their location was well-suited for.

The Gray Farmstead has a high level of integrity and is an important historic resource in Milton. Therefore, the entire farmstead is potentially eligible for the National Register of Historic Places.

Commercial Architecture

Both "old" Milton and old Milton Junction developed downtown commercial streets and each was small, only a couple blocks in total size. The earliest commercial buildings in each area were built primarily with the Greek Revival or early Italianate commercial styles, and were often frame with clapboard walls. These buildings were eventually replaced with brick blocks during the late nineteenth century and the early twentieth century either because they burned or were demolished. Few of either commercial street's buildings were high style in nature, most can be categorized as "Commercial Vernacular," meaning they have only a few stylistic details from popular architectural styles.

There are no individual commercial buildings that are architecturally significant and potentially eligible for the National Register. However, within the proposed Parkview Historic District in

“old” Milton and the Merchant Row Historic District in old Milton Junction, collectively the buildings in the district are significant for either their Italianate commercial style elements or their influences from the Classical Revival style of the early twentieth century.

In commercial buildings, the Italianate style is usually seen in window and cornice decoration. Windows are commonly round or segmentally arched, and cornices are often made up of brick corbelling that almost always suggests round arches or brackets. An applied cast iron cornice is also typical and often classical, with brackets, modillions, and rectangular panels. Early Italianate commercial storefronts were also often constructed with round or segmentally arched openings, but during the late nineteenth century, most of these original storefronts were replaced with rectangular wood or cast-iron storefronts with large plate glass windows.

The following buildings contribute to the architectural significance of their respective proposed districts for their Italianate influence or details. The Dunn Block (247-251 Parkview Drive), built in 1890, contributes to the proposed Parkview Historic District as an example of a commercial vernacular building with some Italianate details. The Italianate details are seen in second story segmental arches over windows and to the simple classical cornice still extant on the building. Storefronts have been remodeled, but overall the building has enough historic integrity to contribute to the district.

In the proposed Merchant Row Historic District, the Button Block (541 Vernal Ave.), also built in 1890, features a very decorative cornice with brackets, modillions and a projecting gable. An additional cornice with brackets and modillions decorates the double storefront of the building. The Italianate style is also seen in the pedimented stone lintels of the second story. The storefronts have been remodeled, but some historic features, such as cast iron columns, are still extant. This building is one of the architectural anchors of the Merchant Row Historic District.

Commercial Vernacular buildings constructed around the turn of the twentieth century often begin to lose the older Italianate features in favor of Classical Revival influences. Since most of the buildings in the two proposed districts date from this time period, this is the case.

The proposed Merchant Row Historic District has three examples of Commercial Vernacular buildings influenced by the Classical Revival style. The Kelly Block (228-230 Merchant Row), built in 1897, has minimal decoration except for a classical cast iron cornice. But, second floor window openings are not arched, but flat, a difference that reflects more of the Classical Revival style. The storefronts are remodeled.

The Seeger Block (218-220 Merchant Row), built in 1899, is heavily decorated on the second story with classical elements, including a large cast iron cornice with a round central arch, brackets, and modillions. Over the windows are heavy cast iron lintels with round-arched pinnacles. The storefront is also remodeled.

Finally, the one-story W.R. Thorpe Block (212 Merchant Row), built in 1906 is decorated with a heavy classical cornice with brackets and dentils. This building's storefront is not historic, but is appropriately remodeled.

In the proposed Parkview Historic District, two multi-storefront buildings with a similar appearance and constructed only one year apart are examples of Commercial Vernacular buildings influenced by the Classical Revival style. The Maxon-Crandall Block (644-650 College St.) was built in 1915 for two owners. The dark red brick is typical of commercial building fronts of the 1910s, when red brick was in favor. The building has a simple cornice with brackets and flat window openings that are only decorated with a narrow belt course that defines the tops of the windows over each storefront.

Very similar is the Rogers-Crosley-Whittet Block (311-317 Parkview Dr.), built in 1916, probably because local builder W. H. Whittet constructed both buildings. The Rogers-Crosley-Whittet Block also features popular red brick fronts, but instead of an applied cornice, the cornice of this three-part building consists of brick corbeling forming a geometric pattern. Window openings are flat and decorated with stone lintels. All the storefronts are remodeled.

These buildings are not individually eligible for the National Register, but they add to the overall architectural significance of their proposed commercial districts for their Classical Revival-influenced architectural details.

Another popular trend for commercial buildings of the 1910s and 1920s was a vernacular style known as the Twentieth Century Commercial style. These buildings reflected trends that were taking place in Prairie and Craftsman residential construction. They are usually simply decorated buildings and often feature stone details in geometric patterns or forms. Cornices tend to be plain and an elliptically arched parapet is often seen on these buildings.

There is one example of this type of commercial style in the proposed Merchant Row Historic District. It is the Gates Block (533 Vernal Avenue), built in 1926 after the previous building on the site burned. W. H. Gates had a private banking house and the 1926 replacement building strongly suggested modern business practices with its Twentieth Century Commercial style of stepped elliptically-arched parapet, plain tan brick walls and narrow storefront.

A trend in some commercial buildings of the early twentieth century was the use of a new popular building material, the concrete block, usually rusticated to suggest stone. This material will be discussed more fully under the building materials section of this chapter, but in the case of the proposed Parkview Historic District, two contributing buildings on College St. were constructed of this material.

Both built in the 1920s, the buildings at 645 and 649 College St. are constructed of rusticated concrete blocks and feature little decoration other than shallow piers. Openings are simple and in the case of 645 College St., they are covered with paneling. In 649 College St., the window openings have single-light sashes. The building at 649 was built for a dentist, while the other building was constructed for an agricultural implement business.

During the 1940s and 1950s many commercial buildings were remodeled with Colonial influenced storefronts and some buildings were entirely built with this style. That is the case with the Dr. George Crosley Building (655 College St.), built in 1941. Used for a medical office, this one-story red brick building features the symmetry of the style with a door that features a

frontispiece of broken pediment, entablature with dentils, and pilasters. A gable decorates the entrance and the size and scale of the building strongly suggests a Colonial-era cottage.

None of the above-mentioned buildings are individually potentially eligible for the National Register, but as a group, they represent the most architecturally intact of the commercial buildings in Milton. As such, they add to the architectural significance of the proposed districts.

Outside of the two proposed commercial districts there are a few buildings that have some good historic Commercial Vernacular features, primarily on the second stories. They include the Jones Block (513 Vernal Ave.), the D. E. Thorpe Block (52 Merchant Row), the Calvin Hull Block (42 Merchant Row), and the F. L Hull Block (144 Merchant Row). They all feature some brick corbeling, arched openings, or good intact cornices. They are of local interest, but are not individually eligible for the National Register.

School Architecture

There is only one set of buildings related to school architecture that is of historic interest still extant in Milton, the historic Milton College campus buildings. These buildings have already been listed in the National Register, in part for their architectural significance. They include the fine Italianate Style Main Hall and Goodrich Hall and the Classical Revival style Whitford Memorial Hall. Not only are these fine examples of architecture related to education, but they are three of the most architecturally significant buildings in Milton. Despite the college having closed in the 1980s, they have been preserved and adaptively reused so that they can continue to be local landmarks in the community.

Milton has a long education history at the primary and high school levels and had some historic buildings related to this history. However, changing educational needs after World War II resulted in new buildings being constructed for both primary schools and for what was to become the joint Milton-Milton Junction high school during the modern era. All of Milton's historic public primary and high school buildings have been demolished. The two main primary schools in Milton, along with the modern high school complex, date from the late 1950s and 1960s, and have had alterations and additions since that time. They are typical of the modern, generally one-story school buildings favored during that period and are not architecturally significant due to the alterations and additions.

Church Architecture

The earliest church architecture in most communities; that is, churches built in the 1840s and into the 1850s, often reflected the Greek Revival style, a style popular in New England where most early settlers to Wisconsin emigrated from. In some communities a few of these churches remain, but the vast majority of these small churches have been lost due to rebuilding as congregations grew during the nineteenth century.

In most small communities, churches can be the most stylistic of buildings, but often represent only one architectural style, the Gothic Revival, which dominated church architecture from the mid-1900s to well into the twentieth century. Slightly less popular was the Romanesque Revival

style, popular during the mid-to-late nineteenth century. Churches built in the later twentieth century often reflect trends in modern architecture, but many churches were still built with references to the Gothic Revival style as seen in steeply pitched rooflines or pointed arch windows.

In Milton, the extant historic churches almost all suggest the Gothic Revival style in its nineteenth century or early twentieth century variations. The hallmarks of the Gothic Revival style in churches are steeply-pitched rooflines, gothic or pointed arched openings, towers with battlements, and wall buttresses.

Two churches built in the post-World War II era are contemporary examples that still reference historic church architecture and the Gothic Revival style. Because most of the historic churches have been altered, only one has the integrity to meet the criteria for the National Register, but all add to the architectural context of the community.

The oldest extant church is the old Methodist Church (819 E. High St.), built in 1883 and now used as a commercial building. The main block of the church has the rectangular plan, central bell tower, and tall openings typical of simple Gothic Revival churches. However, there have been significant alterations to the building that have lowered its architectural integrity and it is not potentially eligible for the National Register.

The old Seventh Day Adventist Church (303 Vernal Ave.) was originally built in 1887 as a very simple Gothic Revival church. In 1953, a stone-veneer, late Gothic Revival entry pavilion was added to the front of the building and the original building has been sided with vinyl. The 1953 front has some interesting architectural detail reflective of the mid-twentieth century variation of the Gothic Revival style, but overall, the building has had too many alterations to be potentially eligible for the National Register of Historic Places.

In 1892, the members of the First Congregational Church hired local contractor M. H. Ansley to build a new church building at 741 E. High St. The result was a building that reflected some details of the then-popular Queen Anne style. Because the building has had some additions and alterations, it is not potentially eligible for the National Register.

Another church completed in 1892 is the Gothic Revival style old St. Mary's Catholic Church (632 Lamar Dr.). It has a traditional rectangular plan and pointed arched openings that are usually seen in simple Gothic Revival churches. The central bell tower has lost its belfry, but the building still has period lap siding. After the new St. Mary's Church was built in another part of Milton, this building was used as a meeting place for the local Grange organization. Because of its alterations, it is not eligible for the National Register for architecture.

The Old Methodist Church of Milton Junction was built in 1923 after a fire destroyed the original church building. It was built of brick in the late Gothic Revival style popular in the 1920s. It has pointed-arch openings, a bell tower with battlements, buttresses, and the steeply-pitched roofline of the style and the original building was a very good example of this variation of the Gothic Revival style. In 1961, a large addition was made to the church and although it

mimicked the original style, it has detracted from the building's original integrity and the church is not potentially eligible for the National Register.

Two modern churches in Milton have good contemporary design elements and one building has much of its original appearance intact. In 1953, Catholics in Milton needed a larger church and had the building at 837 Parkview Dr. constructed. A rectangular form church, it has the steeply-pitched gable roof that carries over from the Gothic Revival style, but its large overhanging front eaves, stained glass window wall marking the main entrance and overall contemporary design make it stand out. In 1968, a large educational wing was added to the building and although the church is over 50 years old and could be eligible for the National Register, the addition of the modern wing detracts from its original integrity and the building is not potentially eligible. Its original section, though, is a good local example of contemporary church design.

The 1970-constructed St. John's Evangelical Lutheran Church (910 E. High St.) is typical of many contemporary church designs from this era. The very tall, steep gable roof slopes down to actually form much of side wall space for the interior. Short, brick walls with symmetrical openings sit low on the building. The front of the church has a large gable simply decorated with vertical wood beams and a cross. A perpendicular entry pavilion adds contrast to the design. The matching bell tower continues the modern appearance of the building in its form and building materials. This church is just over 40 years old and so is not yet potentially eligible for the National Register. However, if it retains its integrity, it might be eligible after 2020 for its post-World War II era modern design.

The one potentially eligible church building in Milton is the Seventh Day Baptist Church (720 E. Madison Ave.), built in 1933-34 after a fire destroyed the congregation's older building. This church building is an excellent and highly intact version of the late Gothic Revival style and is a fine example of how that style continued to be used into the mid-twentieth century with some updated details.

The church has the generally rectangular plan of a typical gothic church with a steeply-pitched roof. The square bell tower features battlements at the top and tall buttresses. Shorter buttresses decorate the church walls and corners and most of the openings have pointed arches. What is very distinctive about this building is the stone veneer, a material that suggests medieval stone churches, and the applied half-timbering that also suggests medieval construction. These features are similar to the features often seen on Tudor Revival houses of the same era, making a connection between these styles that were both based on medieval architecture. The church has a high level of integrity and is the most architecturally significant church building in Milton. It is, therefore, potentially eligible for the National Register.

Other Buildings

Several architecturally interesting buildings in Milton do not fall into the categories above, but are public buildings related to government or transportation, or are private buildings used for non-residential or commercial activities, such as club houses for important organizations in the community.

Of the government buildings in Milton, only one has some architectural interest. That is the Town of Milton town hall (23 First St.), built in 1964. The building has a rectangular plan and simple brick walls, but its entrance is marked by an extended gable supported by flared pillars covered with stone veneer. This detail gives the building a “modern” or “contemporary” appearance typical of the era. While of local interest, it is not individually potentially eligible for the National Register of Historic Places.

Two buildings in Milton were constructed as depots for the railroads that came into the community. They replaced earlier railroad facilities and reflect typical depot design of their eras. The Chicago, Milwaukee, and St. Paul Railroad (Milwaukee Road) built a frame depot in “old” Milton in 1914 (20 Parkview Dr.). It was a simple building with a rectangular form and gable roof. Instead of large overhanging eaves on each side of the building that was a typical depot detail, it features a large porte cochere on the main elevation. This detail features decorative exposed rafters and is supported by large round columns. The form and massing of the depot is intact, but the vinyl siding and replacement windows have lowered its integrity making it of local interest for its type of construction, a railroad depot, but not potentially eligible for the National Register for architectural significance.

The Milton Junction depot, built in 1923 for the Chicago Northwestern Railroad is also of interest, although the building has been significantly remodeled. It is a rectangular building with a jerkinhead gable roof and wide eaves. The brick walls have been covered with stucco and the building converted into a restaurant. Some openings from the original building remain, but new ones have been added. There was a fire in 2012. Because of the alterations, the building is not potentially eligible for the National Register but has local interest as an old depot.

The Masonic Temple is one of two fraternal buildings in Milton, but it is the only one with architectural significance. It is a fine example of a small Classical Revival building, a style favored by Masonic organizations during the early twentieth century. The Classical Revival style became popular after the World’s Columbian Exposition of 1893 in Chicago, which featured a “white city” of formal, classical buildings painted white. Many architects of the style were graduates of the Ecole des Beaux Arts in Paris, and were greatly influenced by the classicism they saw in that city. Details of the style include symmetrical form and massing and, often, large-scale classical details. The style was interpreted in a “heavy,” almost ponderous manner, so it became popular primarily for public and institutional buildings. The style was most popular between 1895 and 1930, but it lingered on well into the 1930s.²⁶

The Masonic Temple (508 Vernal Ave.), built in 1916-17 is a good example of how the Classical Revival style was interpreted in small buildings where the intent was to show a formal and conservative organization or business. The Masonic Temple has a brick exterior with darker bricks highlighting the two window groupings on the first story. The main decoration is found on the entry pavilion that features a broken pediment at the cornice level, pilasters with classical capitals and a stone plaque that reads “Masonic Temple.” The double-door entrance features a tall transom and is decorated with an entablature of broken pediment decorated with a finial, a cornice, frieze with dentils, and tall pilasters that suggest colossal columns, a typical classical

²⁶ Wyatt, *Cultural Resource Management Plan*, Architecture, 2-18.

detail. The building has a high level of exterior integrity and is architecturally significant and potentially eligible for the National Register.

Building Materials and Methods

Grout

Grout is a crude form of concrete that dates back to the Roman Empire. Roman builders discovered that by mixing quicklime (calcium oxide), volcanic earth, water, sand, and stone aggregate, the resulting material, when hardened, was as strong and durable as stone. The technique was lost until the eighteenth century when new experiments with concrete were made. But cheap and abundant wood, stone, and bricks delayed the widespread use of concrete in America until after 1872, when Portland cement was patented. During the mid-nineteenth century, though, a few builders in Wisconsin briefly popularized the use of a concrete mix that was named “grout.”²⁷

Milton was the center of the brief mid-nineteenth century revival of poured concrete called grout. Joseph Goodrich developed his version of grout in 1844 in the first Milton Academy building (not extant) and in building the Milton House. He mixed lime, sand, gravel, and water, then hardened it in wooden forms. Goodrich promoted the use of this relatively inexpensive building material and several other grout buildings were constructed in Milton. Goodrich’s hexagon-shaped Milton House also promoted the Octagon House plan and several other houses in Wisconsin were octagon shaped and built with grout during the 1850s. The interest in grout and in octagon-shaped houses waned during the 1860s and there was little use of poured concrete as a building material until Portland cement became popular after 1900.²⁸

The Milton House (18 S. Janesville St.) is, of course, the most important example of grout construction, having been built in 1844 by the promoter of grout in Wisconsin, Joseph Goodrich. In part, this is why the Milton House was placed on the National Register in 1972. Grout was also used as a construction material for other buildings in Milton, seven of which are extant and were listed in the National Register as the Grout Buildings of Milton Thematic Group in 1978. These buildings include: 711 E. High St., Peter McEwan Warehouse; 18 S. Janesville St., Goodrich Blacksmith Shop; 232 S. Janesville St., John Alexander Wheat Warehouse; 205 E. Madison Ave., Abraham Allen House; 528 E. Madison Ave.; Goodrich-Buten House, 27 Third St., De Jean House; and 308 Vernal Ave., Gifford House. These buildings all show their grout exteriors except for the Goodrich-Buten House, which has been covered with siding.

Concrete Block

After Portland cement became popular in the very late nineteenth century, a new use for concrete as a building material rose in popularity after 1900. This material was the concrete block, which became popular primarily for building foundations. Builders could purchase commercially manufactured block presses and by the 1910s and 1920s, the use of concrete blocks became

²⁷ Wyatt, *Cultural Resource Management Plan*, Architecture, 4-8.

²⁸ *Ibid.*

commonplace. With the development of modern poured concrete and modern concrete blocks, stone was almost eliminated for use as a building foundation. Makers of concrete blocks promoted the use of this material for entire houses and catalog companies like Sears, Roebuck and Company offered mail-order house kits that used concrete blocks during the early twentieth century. But, this trend never completely caught on and blocks continued to be used primarily for building foundations. Early concrete blocks were almost always “rusticated” in an effort to look like stone so that they would be more accepted by the public. By the mid-twentieth century, this rusticated appearance went out of favor and although concrete blocks were very popular for commercial and institutional buildings they were usually made with a smooth surface and few houses were built entirely of this material.²⁹

In many communities one builder or lumber yard owner took the initiative to introduce and promote concrete block construction. In Milton, that person was M. H. Ansley, a prolific builder during the first two decades of the twentieth century. In April of 1906, the local paper reported that Ansley had purchased a concrete block press. In that report, Ansley predicted he would be building a house with this material in the near future. In August of 1906, the newspaper reported that Ansley was turning out hundreds of blocks in four patterns and two sizes. Ansley is quoted as saying that he was “convinced that it [the concrete block] is to be the building material of the future.” There is no evidence that Ansley built his concrete block house, but in January of 1909, Ansley announced that he would erect a cement store building.”³⁰

The store building (142 Merchant Row) is extant and has a cornice almost identical to its neighbor, the F. L. Hull Block (144 Merchant Row), also built in 1906. Although there is no newspaper account that verifies it, the fact that the buildings were constructed in the same year and have similar cornices suggest that Ansley might have also built the more traditional brick Hull block, as well. It is clear that Ansley was trying to showcase the use of concrete blocks in his own building (142 Merchant Row), but the material was not used extensively for entire buildings, only foundations.

The only house built completely of concrete blocks in Milton is the Barnes house (419 E. Madison Ave.). It has been identified as a Sears, Roebuck, and Company kit house. It has a rectangular plan with projecting gables and full front porch. The house’s form and details suggest the Queen Anne style, but the house, overall, is fairly vernacular. It is, though, a good example of concrete block construction. The house is not distinctive enough to be eligible for the National Register, but has strong local interest for its construction material, concrete blocks, and its method, a Sears kit house.

Ansley’s vision of concrete blocks as the building material of the future was partly correct as concrete blocks became an important twentieth century building material, especially dominating foundations for much of the twentieth century. Poured concrete has overtaken concrete blocks in popularity for building foundations, but the concrete block is still used in many construction projects and is used extensively for landscaping.

²⁹ Wyatt, *Cultural Resource Management Plan*, Architecture, 4-9.

³⁰ *Milton Telephone*, January 19, 1906, 5; April 12, 1906, 5; “Is Now Making Many Cement Blocks, *Milton Telephone*, August 2, 1906, 1.

Two good examples of 1920s-era concrete block construction are contributing buildings in the proposed Parkview Historic District. These two buildings, 645 and 649 College St. were built for a dentist's office and an agricultural implement business. Both buildings feature rusticated concrete block walls that are accented at the corners with shallow projecting pilasters. Pilasters also run along the main elevation of the building at 645 College St.

Around the same time, an automotive garage building was constructed on Parkview Drive north of the proposed historic district boundary. Concrete block was a popular building material for garages during the 1920s through the 1950s and this building at 201 Parkview Dr. is a good example. It is simple with smooth blocks used instead of rusticated blocks. A number of intact metal windows typical of garages or light industrial buildings accent the main and side elevations of the building, which give it a good level of integrity. This building has local interest as a good example of an automotive garage constructed of concrete blocks, but is it not individually eligible for the National Register of Historic Places.

Brick

The earliest brick making in Wisconsin was done in small kilns throughout the state. Because early brick makers used local surface clays, the bricks from this era took on a variety of colors. Later bricks took on a consistent hue. In south central and southeastern Wisconsin, there were significant concentrations of light clays that produced cream colored bricks. The Milwaukee area is famous for its bricks of this color, but the entire region produced cream bricks. In central and western Wisconsin, there were significant concentrations of clays that produced red bricks and communities in these areas of the state have large numbers of red brick buildings. Eventually, large brick making firms took over the business from local kilns. The centralization of brick making and changing architectural tastes in the twentieth century resulted in the use of generic tan and red bricks for buildings throughout the state.³¹

Historic sources do not indicate that a commercial brick yard was ever developed in Milton either for local use or for shipment to other locations. Yet, the use of brick in nineteenth century Milton was fairly extensive, suggesting that bricks were easily available. It is known that nearby Janesville had at least two major brick yards and nearby Whitewater had several brick yards. A bit further away, but still close was Fort Atkinson, which also had a large brick making industry. It is commonly thought that cream bricks were acquired in Milwaukee, which was famous for its brick yards, but it is more likely that most of the cream bricks used in Milton came from closer sources.

The bricks used in Milton's buildings are not unusual and brick construction in the city is not architecturally significant. There are a few properties that are of local interest because of their brick construction. One is the Culver-Allen House (2 E. Madison Ave.). Builder Jonathan Culver built this early house of bricks he reportedly made himself in a small kiln. Although not architectural significant in and of itself, this early brickwork adds to the potential eligibility of this house for the National Register.

³¹ Wyatt, *Cultural Resource Management Plan*, 4-10—4-11.

Because most of the clays in this area of Wisconsin were cream in color, red brick was not extensively seen in building construction until after 1900, when bricks from other areas of the country were easily imported into the area. However, some small kilns did use small deposits of reddish clay to make nineteenth century bricks and houses with these bricks are of local interest. The best example of this is the Milton College Administration Building (432 E. High St.), a contributing building in the Milton College Historic District. Not only is this house a good example of the Italianate style, it is constructed of pale reddish bricks that give it a distinctive appearance.

Another house of local interest is the E. T. Hamilton House (432 E. Madison Ave.), built around 1860. This house is unusual because of its red bricks that may have come from Janesville, since one of the brick yards in that community did produce some red bricks as early as 1855. It is not potentially eligible for the National Register, but has local interest for its unusual brick color.

Architects and Builders

During the course of the survey the following architects and builders were uncovered and some were associated with surveyed buildings. Information about builders and their associated buildings came from newspaper citations, directories, advertisements, and obituaries. Also included are lumber dealers whose businesses probably had a significant effect on local building, either by providing materials or building plans. There were no buildings uncovered in the survey that were architecturally significant or potentially eligible for the National Register for their association with a master architect or builder. The following is by no means a complete list and as other builders or architects are uncovered, their names and associated buildings should be added where necessary.

Alff, Peter, Mason. Alff was a mason and builder in Milton Junction.

Maxon House, 506-508 Madison Ave., 1888

Calvin Hull Block, 42 Merchant Row, 1885

Milton Junction School, 1889, not extant

Ansley, Micajah H., Builder. Ansley was one of the most prolific builders of the late nineteenth and early twentieth centuries. He worked primarily in Milton Junction. He was a native of Pennsylvania who worked in his father's sash and blind factory and came to Edgerton in 1880. In 1886, he came to Milton Junction and began a successful building and contracting career. His obituary claims he built around 25 houses in Milton Junction, among them some early bungalows. He died in 1922. Listed in the 1897, 1905, and 1909 Rock County directories.³²

First Congregational Church, 741 E. High St., 1892

Ansley Block, 142 Merchants Row, 1907

Kelly Block, 228-230 Merchants Row, 1897

Ayres, Herman, Carpenter. Listed in the 1909 and 1919 Rock County directories.

Babcock, John, Carpenter. Listed in the 1905 Rock County directory.

³² "Micajah H. Ansley," *Journal Telephone*, April 20, 1922, 1; "M. H. Ansley's Bungalow," *Telephone*, February 18, 1909, 1.

Burdick, D., Carpenter/Lumber Merchant. Listed in the 1876 Rock County directory. Burdick also operated a lumber yard in “Old Milton” in the mid-nineteenth century.³³

Cottrell, Ormanzo, Builder. A prolific builder of the late nineteenth century, Cottrell was a New York State native who came to Milton in the late 1860s. In his obituary, Cottrell was praised as a builder of fine residences in both Milton and Milton Junction. His later years were spent in the business of wagon repairing. Listed in the 1897 Rock County directory.³⁴

Ormanzo Cottrell House, 306 W. Madison Ave., 1885

Crumb, Oscar, Mason. Listed in the 1897 Rock County directory.

Culver, Jonathan, Pioneer Builder. Culver made bricks on his farm and used them to erect a significant building in Milton Junction.

Culver House, 2 E. Madison Ave., 1852

Demming, Joseph, Builder. Janesville Builder.

S. C. Chambers House, 5 S. John Paul Rd., 1910-11

Frink, A. D., Carpenter. Son of E. P. Frink, A. D. Frink initially took on the painter’s trade, but learned the carpenter’s trade, probably from his father.³⁵

Frink, Erford E., Carpenter. Listed in 1897 Rock County directory.

Theodore Butts House, 112 S. John Paul Rd., 1890 (probably built with A. D. Frink)

E. E. Frink House, 120 John Paul Road., 1890-91

Baukin-Buten House, 103 Division St., 1884

Frink, E. P., Carpenter. Yankee pioneer who built many buildings in the nineteenth century.³⁶

Fross, William, Carpenter. Listed in the 1897, 1905, and 1909 Rock County directories.

Goodrich, Joseph, Builder. Pioneer era builder, associated with the development of grout, a type of poured concrete.

Milton House, 18 S. Janesville St., 1844

Greenman, Henry G., Lumber Merchant. Yankee pioneer who started lumber business in 1851 and operated it until his death in 1863.³⁷

Greenman, Reynolds J., Lumber Merchant. Took over Henry G. Greenman lumber business; reportedly built several buildings in Milton Junction.

R. J. Greenman House, 12 Merchant Row, 1866.

³³ Milton Bicentennial Committee, *The Bicentennial History of Milton* (Milton: Milton Printers, 1976), 33.

³⁴ “Ormanzo Cottrell,” *Journal Telephone*, May 6, 1915 1.

³⁵ “Death Summons Pioneer Citizen,” *Journal-Telephone*, July 29, 1915, 1.

³⁶ *History of Rock County, Wisconsin* (Chicago: Western Historical Company, 1879), 833.

³⁷ *History of Rock County, Wisconsin*, 823.

Haeuser, Hugo, Architect. Important church architect from Milwaukee.
7th Day Baptist Church, 720 E. Madison Ave., 1934

Holland, Steed & Schapanski, Architects. Architects from Deerfield, IL.
St. John's Church, 910 E. High St., 1970

Lane, William H., Carpenter. Listed in the 1897 Rock County directory.
W. H. Lane House, 302 E. Madison St., c.1885

Lowther, S. Norton, Mason. Lowther advertised in the local newspaper in 1915; appears in the 1909 Rock County directory.

Marckres, J. G., Builder. Builder who advertised in the local newspaper in 1915.

Mills, James, Carpenter. Listed in the 1897 Rock County directory.

Randolph, Ruben, Carpenter. Listed in the 1919 Rock County directory.

Rogers, L. T., Carpenter. Yankee pioneer who came to Wisconsin in 1854 and farmed. In 1866 he moved to Milton Junction and worked as a carpenter where he reportedly built many houses in the mid nineteenth century. His own house was located at 5 S. John Paul Rd., but it was moved across the street for new construction in 1910. His house was not surveyed due to lack of integrity.³⁸

Serns & Stockman, Builders. This firm advertised as Serns & Stockman in 1915 newspaper advertisement. James Stockman appears in the 1909 and 1909 Rock County directories as a carpenter/contractor in Milton Junction.

Schock, Frederick, Architect. Designer of the Craftsman Style George W. Post House, one of the few identified architect-designed houses in Milton. Schock was a prominent architect in Chicago in the late nineteenth century and is known especially for his designs for several outstanding Queen Anne style houses in the Chicago area. George Post was a physician in Chicago and apparently made the connection with Schock's work while he was a resident there.³⁹
George W. Post House, 417 E. High St., 1915

Sadler, Frank, Architect. Janesville architect.
Stuart & Florence Shadel House, 19 E. Madison Ave., 1930

Schultz, Herman, Carpenter. Listed in the 1919 Rock County directory.

Siewert, Albert, Architect. Architect practicing in Milwaukee.
Addition to Methodist Church, 819 E. High St., 1956

³⁸ *History of Rock County, Wisconsin*, 827.

³⁹ Historic Landmark Nomination Report, Charles S. Castle House, Oak Park Historic Preservation Commission, 2010, <http://www.oak-park.us/public/pdfs/Historic%20Preservation/landmarks/Linden647.pc>.

Spafford, Elmer, Mason. Listed in the 1909 Rock County directory.

Spafford, Jay, Mason. Listed in the 1897 Rock County directory.

Weaver, Asa, Carpenter. Listed in 1876 Rock County directory.

Webster, Daniel, Carpenter. Listed in the 1897 Rock County directory.

West Lumber Company. Established in 1891 by William B. West and S. G. Burdick, acquired the lumber business of R. J. Greenman at turn of the twentieth century. After Burdick died, A. B. West joined his father in the business that was then known as William B. West & Son or the West Lumber Company. It was sold in 1908 to an Illinois lumber dealer. In 1915, the firm was advertised as the F. B. Goodrich Lumber Company of Milton Junction.⁴⁰

William B West House, 112-114 W. Madison Ave., 1891

Miner-West House, 46 S. John Paul Rd., 1890, c.1910 (remodeled by A. B. West)

Whittet, William, Builder. Listed in the 1905 and 1909 Rock County directories. Whittet was a builder of the early twentieth century and is best known in the community for building brick commercial blocks in Old Milton that are contributing buildings in the proposed Parkview Historic District.

Gaby-Lipke House, 350 Rogers St., 1914

Crandall-Maxon Block, 644-650 College St., 1915

Rogers-Crosley-Whittet Block, 311-317 Parkview Dr., 1916

Wilbur, Henry, Carpenter. Listed in in 1900 Rock County directory.

Inventory of Resources Listed or Eligible for the National Register of Historic Places Or of Local Importance Related to Architecture

Resources Listed in the National Register of Historic Places

Milton House, 18 S. Janesville St.

Milton College Historic District

Grout Buildings of Milton Thematic Group

Peter McEwan Warehouse, 711 E. High St.

Goodrich Blacksmith Shop, 28 S. Janesville St.

John Alexander Wheat Warehouse, 232 S. Janesville St.

Abrahm Allen House, 205 E. Madison Ave.

Goodrich-Buten House, 528 E. Madison Ave.

De Jean House, 27 Third St.

Gifford House, 308 Vernal Ave.

⁴⁰ "About the West Lumber Company," *Telephone*, December 26, 1907, 1; "West Company Sells Business," *Telephone*, July 30, 1908, 1; Advertisement, *Journal-Telephone*, February 25, 1915, 8.

Resources Potentially Eligible for the National Register of Historic Places

Residential

Culver-Allen House, 2 E. Madison Ave
 Haven-Crandall House, 220 S. Janesville St.
 Ezra Goodrich House, 742 E. Madison Ave.
 R. J. Greenman House, 12 Merchant Row
 Fred Hutson House, 743-745 W. Madison Ave.
 S. C. Chambers House, 5 S. John Paul Rd.
 J. H. Owen House, 33 Second St.
 Grant Davis House, 350 E. Madison Ave.
 W. H. Gray Farmstead, 313 E. High St.

Commercial

Proposed Parkview Historic District
 Proposed Merchant Row Historic District

Churches

Seventh Day Baptist Church, 720 E. Madison Ave.

Other Buildings

Masonic Temple, 508 Vernal Ave.

Concrete Block

Parkview Historic District

Resources of Important Local Interest

Residential

David Walsh House, 535 Parkview Dr.
 George Post House I, 359 E. Madison Ave.
 Italianate Cottage, 502 E. Madison Ave.
 Esther Rice House , 608 E. High St.
 Frank Lee House, 120 E. Madison Ave.
 Leman & Ruth Stringer House, 403 College St.
 Fred Meyer House, 316 E. High St.
 Shadel House, 19 E. Madison Ave.
 George Post House II, 417 E. High St.
 F. A. Anderson House, 409 E. High St.
 Ruth McDaniel House , 229 E. Madison Ave.
 Frank Shadel House, 14 W. Madison Ave.
 A.D. Haskins House, 527 Rogers St.
 J. H. Coon House, 329 Rogers St.
 McGowen House, 426 Vernal Ave.

Churches

St. Mary's Immaculate Conception Church, 837 Parkview Dr.

Other Buildings

Chicago, Milwaukee, & St. Paul Railroad Depot, 20 Parkview Dr.

Concrete Block

M. H. Ansley Block, 142 Merchant Row

Barnes House, 419 E. Madison Ave.

CHAPTER FOUR COMMERCE

Introduction

The modern city of Milton has two distinct commercial districts; one in the eastern part of the city, called in this report “Old Milton,” and one in the western part of the city known historically as Milton Junction. In Old Milton the commercial district was located on two sides of the old town square. On the northeast side was the Milton House and attached commercial storefronts (not extant) and on the west side was the commercial district sitting along what is now Parkview Drive. In Milton Junction the commercial activity took place along Merchant Row and its intersection with Vernal Avenue. This chapter will explore the development of commerce in both historic communities, then will discuss locally important and/or significant businesses and their associated historic resources. In the case of both Old Milton and Milton Junction, much of the significant historic commercial activity is represented in proposed historic districts.

The first commercial activity in Old Milton was undertaken by Milton’s most important pioneer, Joseph Goodrich, who, after building a small half-timber house in 1838, filled the loft with goods and began, among other things, operating a small general store. Goodrich also used his small house for an inn and soon needed more space. He moved a log cabin to the site and used it as an annex to the original house. This set-up was typical of pioneer-era inns, where often the furniture was moved and the entire floor was used for sleeping.⁴¹

In 1844, Joseph Goodrich built the first two floors of the hexagonal-shaped Milton House, so that he could expand his home and business. The upper floor had bedrooms, while the first floor was used as a store and for the post office. Thus began the commercial history of Old Milton.⁴²

Along with Joseph Goodrich, Peter McEwan and Nathan Storrs had also settled in the area and the three men decided to form a community. A town square was defined and lots around it were platted. The effort was successful in drawing more settlers to Old Milton and just two years after Goodrich built the Milton House, a small business community had been established. It consisted of three general stores, a drug store, an agricultural implement shop, two blacksmith shops, a carpenter shop, two boot and shoe shops, a tailor, and a cooper or barrel-making shop.⁴³

The first railroad in Wisconsin to actually lay track was the Milwaukee and Mississippi Railroad. It came out of Milwaukee and reached Waukesha in 1851, then was built to Eagle and Palmyra and reached Whitewater in September of 1852. It was then built to Milton before moving northwest to Stoughton and Madison before continuing west to the Mississippi River.

The coming of the rail line boosted the population of Old Milton by 300 people between 1850 and 1855, and increased the settlement’s business district. By 1856, it was reported that Old Milton had five general stores, one grocery store, four carpenter shops, two blacksmith shops, a

⁴¹ Milton Bicentennial Committee, *The Bicentennial History of Milton* (Milton: Milton Printers, 1976), 5-6.

⁴² Milton Bicentennial Committee, 6.

⁴³ Milton Bicentennial Committee, 30.

wagon shop, a harness shop, a hardware or tin shop, a lumber yard, and several grain warehouses.⁴⁴

By the 1870s, Milton's commercial district was somewhat separated between businesses in commercial blocks attached to and near the Milton House on the north side of the railroad tracks and northeast of the town square and businesses south of the railroad track and west of the square, along what is now Parkview Drive between High and Greenman Streets. And, during this decade, business was slow, due to the financial panic of the early 1870s and the fact that despite the rail link, no large industries were established in nineteenth century Milton. Another factor was the closeness of Milton Junction, less than two miles west, where more lively railroad activity was taking place. The development of a separate business district at the junction probably limited the growth of Old Milton's commercial district.⁴⁵

By 1900, Old Milton's commercial district was about as large as it would develop during the historic period. The Milton House and its large multi-storefront commercial block was the foundation of the north end of Old Milton's commercial district. The remaining commercial district existed in one and one-half blocks of Parkview Drive centered at the intersection with College Street. Historic photographs show that along Old Milton's main commercial street, now known as Parkview Drive, most of the buildings prior to 1900 were of frame construction with clapboard siding and simple front gable or "boomtown" facades. After 1900, a major fire and reconstruction replaced most of these buildings with brick blocks. The most prolific re-building era for Old Milton's commercial district occurred in the 1910s and 1920s. During this time many older buildings were replaced with new brick or concrete block buildings.

Milton Junction did not develop in quite the same way as Old Milton. Henry Beebe Crandall came to the area with Joseph Goodrich in 1838 and claimed the section of land west of Goodrich. At the time there was no thought to making two settlements and Crandall and Goodrich worked together at forming the new institutions necessary for a new community. Crandall established the first school in the area and both men formed the nucleus of the Seventh Day Baptist Church, the most dominant of religious organizations in the area.⁴⁶

After the rail line came to Old Milton in 1852 then moved north to Stoughton, a spur line was built from Milton to Janesville in 1853. The two lines met about half way between Old Milton and Milton Junction and did not spur Milton Junction's development. It was only after 1858, when the line that became part of the Chicago and Northwestern Railroad system was built from Janesville to the Milwaukee and Mississippi line a bit further west did the community of Milton Junction begin to form. G. W. Mathews built a small hotel and depot for the new line in 1858, then in 1861, the Morgan family replaced this building with a larger hotel and depot. Known as the Morgan House, this business was the catalyst that began the new community that would be known as Milton Junction. And, it was one of the earliest commercial businesses in the settlement.⁴⁷

⁴⁴ Milton Bicentennial Committee, 30-31.

⁴⁵ *Ibid.*

⁴⁶ Milton Bicentennial Committee, 65-66.

⁴⁷ Milton Bicentennial Committee, 91-92.

A few other businesses pre-dated the Morgan House, but it was after the large plat, Morgan's Addition, was made in 1862 that the commercial life of the community began to grow slowly but surely over the next couple of decades. One of the important early businesses in the new community was the Greenman lumber yard. Begun in 1851 by Henry G. Greenman, it was taken over by his son, Reynolds J. Greenman, in 1863 and grew into a significant business. Another early business that predated the Morgan House was the John Wood general store. An 1875 historic photograph shows a group of largely small frame buildings along Merchant Row not unlike the commercial area of Parkview Drive in Old Milton.⁴⁸

During the later nineteenth century, Milton Junction's commercial district grew to an almost three block long area along Merchant Row and Vernal Avenue. An 1891 map shows that along Merchant Row, most of the buildings were close to each other or shared party walls, but that the buildings were primarily frame constructed with wood siding. This would change in the next couple of decades as wood buildings were largely replaced with brick blocks. In comparing the 1891 map with the historic Sanborn-Perris Fire Insurance Maps of 1894, 1900, and 1909, it is clear that most of Milton Junction's downtown commercial district was transformed into much of its appearance today.

A review of types of commercial businesses in Milton's two historic downtowns will give a context in which the extant historic commercial buildings Old Milton and Milton Junction will be evaluated. These types of businesses include financial institutions, hotels, newspapers, utilities, wholesaling, and retailing.

Financial Institutions

Historic Old Milton was served by two financial institutions. The oldest is the Bank of Milton. Prominent businessmen in Milton founded the bank in 1884 and for many decades, the bank was located in a brick block on what is now Parkview Drive. In 1916, the bank building was attached via a party wall to the new Rogers-Crosley-Whittet Block (311-317 Parkview Dr.). In the later twentieth century, the bank needed more modern facilities, a new one-story building was constructed near the old building and the old building was demolished.⁴⁹

In January of 1904, the Milton Mutual Building and Loan Association was formed and initially had a close relationship with the Bank of Milton. Its offices were in the Bank of Milton building (not extant) and the two financial institutions shared officers. This relationship ended in 1940 when the Building and Loan moved to the basement of building next door, the south end of the Rogers-Crosley-Whittet Block. In 1956, the Building and Loan took over the entire storefront of this building (317 Parkview Dr.) and remained there until 1975, when a new building was constructed for the business.⁵⁰

The most significant bank building in Old Milton was the old Bank of Milton building that is not extant. The part of the Rogers-Crosley-Whittet Block (317 Parkview Dr.) that housed the Building and Loan Association for 35 years has some historic interest as a twentieth century

⁴⁸ Milton Bicentennial Committee, 66-67, 73.

⁴⁹ Milton Bicentennial Committee, 47-48.

⁵⁰ Milton Bicentennial Committee, 57.

banking location. This building is a contributing resource in the proposed Parkview Historic District and its banking history adds to the overall commercial significance of the district. The modern Bank of Milton and Milton Mutual Building and Loan buildings were not surveyed.

In Milton Junction in 1883, William Gates opened a private bank around the same time the Bank of Milton was organized. Known as the Gates Exchange Bank, it had an office in a building on Vernal Avenue. Just prior to 1890, this bank was incorporated as the State Bank of Milton Junction. The State Bank of Milton Junction was located at 533 Vernal Avenue, but this building burned in 1926. Gates rebuilt the building that stands at this location today, but the bank closed in 1936 when Gates retired. The building is a contributing resource in the proposed Merchant Row Historic District and its banking history adds to the overall commercial significance of the district.

The most successful bank in Milton Junction and, perhaps, in all of Milton today, is the old Farmers Bank, now known as the First Community Bank (208 Merchant Row). Milton Junction's commercial businesses seemed to particularly cater to the area's farmers and the organizers of the Farmers Bank created a financial institution that did the same. It was organized in 1911 and established in a building on Merchant Row that is part of the bank complex today (behind modern façade of 208 Merchant Row) building today. The bank remained in this location until after World War II, when it began to expand. Eventually the bank took over the large garage building located just to the north, did extensive remodeling in 1957, and in 1969, the bank added a new front that architecturally unified these buildings. Sometime after 1976, the bank demolished buildings to the north, including the old frame Patrons of Husbandry (Grange) Hall to construct a drive-through space and parking area.⁵¹

Because of its modern appearance and large drive-through-parking garage addition, the First Community Bank was excluded from the proposed Merchant Row Historic District. And, despite its important history in the community, the building is not individually potentially eligible for the National Register for the same reason.

Hotels

Hotels were usually the first and one of the most important commercial businesses established in any pioneer community and continued to be important up to the mid-twentieth century. In Milton, historic hotels were established in both Old Milton and Milton Junction. Of course, the most notable hotel established in Milton was the Milton House, built in 1844, constructed by Joseph Goodrich, who established the first hotel in the settlement as soon as he arrived in 1839. The Milton House was very successful, being on a stage line, then close to the rail line that came to Old Milton in 1852. Joseph Goodrich's son, Ezra, took charge of the Milton House and operated it into the 1890s. The Milton House was listed in the National Register of Historic Places for many important reasons and one of these reasons is that it was a pioneer-era hotel, a significant commercial business in the community.⁵²

⁵¹ Milton Bicentennial Committee, 87, 114.

⁵² Milton Bicentennial Committee, 6-7.

Two other hotels operated in Old Milton during the historic period. The Richmond House was located right next to the rail line, just south of the Milton House and the Cottage Hotel was operated in a former house on Parkview Drive between around 1900 and 1920. Both buildings are not extant.⁵³

After the Milton House, the next most important historic hotel in Milton was the Morgan House, located in Milton Junction. When the Chicago and Northwestern Railroad line was built from Janesville to Milton in 1858, a hotel/depot was constructed near the junction of the two lines. This hotel was rebuilt in 1861 by William Morgan, who also platted the first lots in what was to become Milton Junction. The Morgan House served as hotel and depot, a somewhat unusual arrangement, but one that lasted until 1923, when a new depot was constructed and the Morgan House was demolished.⁵⁴

Newspapers

Milton had a lively newspaper tradition during the nineteenth century with newspapers being published both in Old Milton and Milton Junction. In 1878, *The Register* began publication in Milton Junction, then it was moved to Old Milton the following year and its name changed to *The Express*. In the 1880s, the name was changed to the *Weekly Telephone*. In 1894, a rival paper in Old Milton, the *Milton Journal*, began publication, so in 1896, the *Telephone* was moved back to Milton Junction. The *Milton Journal* was printed in one of the old commercial storefronts attached to the Milton House (not extant) and continued in operation until 1912.⁵⁵

In Milton Junction the first newspaper was *The Messenger* published by two women, the Spence sisters, in 1868-69. This would be significant if the building was still extant as it was not common for women to operate newspapers at that time. As stated earlier, *The Register* came next, but it soon moved to Old Milton. In 1890, the *Milton Junction News* was established. It was purchased in 1899 by the *Weekly Telephone* after that paper moved back to Milton Junction.⁵⁶

The *Weekly Telephone* was the foundation newspaper for the current weekly paper the *Milton Courier*. In 1907, E.M. Holston and H.E. Miles purchased the *Telephone* and began operating it out of the Jones Block (513 Vernal Ave.), possibly out of the upper story as was typical of newspapers at the time. According to tax assessment rolls, Holston purchased the Jones Block in 1910 and by 1917, the entire building was being used for the newspaper and a print shop. In 1912, Holston and Miles purchased the *Milton Journal* and incorporated the two papers into the *Journal-Telephone*. From that point on, Milton had only one newspaper located in Milton Junction. In 1946, F. A. Bowen purchased the newspaper, print shop, and the building on Vernal Avenue and renamed the paper the *Milton Courier*. Bowen was still operating the paper in 1976. Like most weekly papers, the *Milton Courier* was acquired recently by a syndicate. The

⁵³ Sanborn-Perris Fire Insurance Maps for Milton, 1894, 1900, 1909, 1917, 1930, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin; Milton Bicentennial Committee, 34.

⁵⁴ Milton Bicentennial Committee, 92-93.

⁵⁵ Milton Bicentennial Committee, 51.

⁵⁶ Milton Bicentennial Committee, 83.

syndicate is known as the Hometown News Group, but the paper is still edited out of offices in the Jones Block.⁵⁷

The Jones Block still has some good historic integrity as a commercial building and its over 100 years association with the most important newspaper in Milton makes it historically significant. That is why this building, although not architecturally significant, is potentially eligible for the National Register as the long-time home of Milton's most important news outlet.

Utilities

Most utilities began as commercial, profit-making, operations and while some are still privately owned, some were taken over by the local government, the most common being water systems. The development of utilities as commercial enterprises is part of the story of Milton and there have been, over the years, a number of resources connected to these services.

Telephone

The telephone service was a joint venture between Old Milton and Milton Junction. In 1901, 10 citizens raised enough money to organize the Milton and Milton Junction Telephone Company and by the end of 1901, 99 customers had signed up for the service. By 1904, 400 subscribers were customers of the phone company that served the two villages and the towns of Milton, Harmony, Johnstown, Lima and Fulton.⁵⁸

Two telephone "centrals" or switchboards were kept by the phone company in Old Milton and Milton Junction for many years. In 1922 the two switchboards were combined and located on the second floor of the house at 2 E. Madison Ave. Direct dialing came to Milton in 1961 and with it came a new building to house the equipment, but phones still operated on party lines. In 1969, the local telephone company was purchased by a large, out-of-town company that finally bought private lines to all customers.⁵⁹

There are no individually historically significant buildings related to the telephone company, although the long-time use of the house at 2 E. Madison Ave. for a combined switchboard gives that potentially eligible property some additional historic interest. But, its main significance remains with architecture.

There is another building that is related to telephone service in Milton. This is the AT&T Test Station house (974 E. High St.), built around 1913. The house sits on the eastern edge of Old Milton and according to a local newspaper article in 1916, it had some modern electric generating equipment that was used and "tested" by J. B. Harcker, an electrician who worked for the company. The newspaper article noted the landscaping of the lot, including many planters and hanging flower baskets on a flag pole, and how the electrical equipment powered a pump

⁵⁷ Milton Bicentennial Committee, 83; Tax Assessment Rolls for Milton Junction, on file in the Rock County Courthouse, Janesville, Wisconsin; Sanborn-Perris Maps, 1909, 1917.

⁵⁸ Milton Bicentennial Committee, 55.

⁵⁹ Milton Bicentennial Committee, 56.

that watered the plants and lighted the flag. At this time, Old Milton was just getting reliable electric power, so this house attracted attention.⁶⁰

It is unclear why AT&T would have been testing electrical apparatus, but it might have had something to do with transmission lines owned by AT&T that connected Milton with other communities. In any event, this house has some very interesting historical interest for its unusual early history, but it is not potentially eligible for the National Register.

Power and Light

Prior to the common use of natural or propane gas, many private companies manufactured gas they provided for consumers. The Milton Gas Company completed its plant and gas mains at the end of 1903 and served buildings in both Old Milton and Milton Junction. The company successfully provided gas service from its plant on Madison Avenue until 1911, when a tornado destroyed the plant. It was rebuilt in 1912, but again bad luck came when the plant blew up in 1918. After that time, gas was piped from Darien for a time, then, electric power replaced gas power for lighting. Natural gas from the Wisconsin Power and Light Company eventually came to Milton as it did other communities in the mid-twentieth century.⁶¹

There is a brick building at 140 E. Madison Avenue that was owned by the old Milton Gas Company until 1919, then converted to a house after 1920. Since the original gas plant was demolished by a tornado, then the subsequent plant was destroyed in an explosion, this may have been an auxiliary building for offices and equipment. As it has been converted into a home and does not have much of its original integrity, it is not potentially eligible for the National Register, but does have some local interest for its association with the old locally-owned gas plant in Milton.

The Milton Electric Company had its start in the J. H. Burdick home near Milton College (not extant). Burdick began generating electricity for his home in 1908, then he started providing power to a neighbor and to Milton College. In a few years, he had begun the Milton power Company. In 1912, a building was constructed nearby for a generating plant (not extant) and operated until 1916, when the generator failed. The company began purchasing electricity from the Janesville Electric Company, which became part of the Wisconsin Power and Light Company in the 1920s. This company purchased the Milton Electric Company in 1935 and for a number of years had offices on Parkview Drive. There are no significant historic sites related to the old Milton Electric Company still extant.⁶²

In Milton Junction, entrepreneur E. C. McGowan started his light generating system in his home and eventually expanded it to cover much of Milton Junction. In 1922, his plant was purchased by the Town of Milton, which sold it to the Wisconsin Power and Light Company in 1927. There are no historically significant resources related to McGowan's electric light company that were identified in the survey.

⁶⁰ "The Home Beautiful," *Milton Journal-Telephone*, June 1, 1916, 4.

⁶¹ Milton Bicentennial Committee, 56.

⁶² Milton Bicentennial Committee, 57.

Water and Sewer

If a small community established a water system in the late nineteenth and early twentieth centuries, they usually authorized private companies to build and operate them. Most of these systems were then taken over by local governments at a later date. By the 1920s, in Wisconsin, most waterworks were no longer being built by private companies, but by local municipalities as part of their community's public services. In Milton, both private and public systems were built for water services.

In Old Milton, personal wells were the only available water source prior to 1923 and some residents depended on their neighbor's well for their water. In 1923, the municipality built a water tower, waterworks building, a sewerage plant and miles of water and sewer mains in the community. In Milton Junction, a series of public wells were dug throughout the community and supplied water until around 1905 when E. C. McGowan built a well and cistern as well as a pump house for a privately-owned water works system. When McGowan's electric generating plant was purchased by the Town of Milton in 1922, the town also purchased the waterworks he had built.⁶³

In 1938, Milton Junction residents voted to fund a new water and sewer system and connected to Old Milton's system. In 1939 a joint waste-water treatment plant was built for Old Milton and Milton Junction with the financial assistance from a federal Great Depression era work program grant.⁶⁴

There were no significant historic resources associated with the growth and development of water and sewer services identified in the survey.

Wholesale Services

Tobacco

Northern Rock County and southern Dane County was the center of tobacco production in Wisconsin during the nineteenth and early twentieth centuries. Milton, like other communities in this area of tobacco growing was a center for shipment of this product to market, and a number of people set up tobacco warehouses to purchase the tobacco from farmers and then ship it via the railroads to other areas of the country. Nearby Edgerton dominated the tobacco trade and a number of large brick warehouses were built in that community. Milton's tobacco warehouses were largely frame buildings, most of which have been lost over time. A few remain, though, and one business that started in the tobacco trade went on to become a significant wholesaler that is still important in the Midwest today.

According to local historic sources and historic maps, several warehouses were constructed for tobacco storage in Old Milton. Ezra Goodrich, son of pioneer Joseph Goodrich, who had his hand in many business interests in Old Milton, reportedly got into the tobacco trade in the late

⁶³ Milton Bicentennial Committee, 58, 105.

⁶⁴ *Ibid.*

nineteenth century. However, no significant tobacco warehouses were identified in the survey in Old Milton.

In Milton Junction, the access to two rail lines perhaps encouraged more tobacco wholesaling and several warehouses were built for this purpose. Three of these warehouses continued in operation for much of the late nineteenth and early twentieth centuries, and two are extant today, although remodeled. Interestingly, two of the warehouses were identified on historic maps as belonging to the two rail lines, the Chicago, Milwaukee, and St. Paul and the Chicago and Northwestern⁶⁵.

Between 1894 and 1930, the Chicago, Milwaukee, and St. Paul tobacco warehouse was attached to a small freight depot at the south end of Merchant Row just on the south side of that railroad's tracks. Historic sources indicate that the tobacco warehouse was also used for a freight depot in the mid-twentieth century, then used as a storage building. This building is not extant.

A long-time tobacco warehouse was owned by W. H. Gates between at least 1894 and 1917. Gates was a prolific commercial businessman who operated a drug store as well as a small bank (see Financial Institutions). Although not formally mentioned in historic sources, he must have also been involved in the tobacco trade. In the 1920s, the Gates warehouse was sold and remodeled into a feed mill. It apparently served as a feed mill for much of the mid to late twentieth century, but today is vacant. It is located at 130 Front St. Although it has some historic interest as a tobacco warehouse, it has had considerable remodeling done to the exterior and is not potentially eligible for the National Register for this use.⁶⁶

A large tobacco warehouse was reportedly built by Fred Hutson and between 1894 and 1930 it was identified on historic maps as the Chicago and Northwestern railroad tobacco warehouse. Sometime after 1930 this warehouse was converted into a feed mill with grain storage bins added to the rear of the building. It was acquired by Badgerland Co-op and was, for many years, a thriving farmer's feed mill. In recent years the mill (613 W. Madison Ave.) has been converted to commercial space and is known as the "Old Junction Mill."⁶⁷ The building may have been one of the largest tobacco warehouses in Milton, but it has been considerably altered since it was last used for this purpose. Therefore, while it is of local interest, it is not potentially eligible for the National Register.

The tobacco trade in Milton also was responsible for a related wholesale business, that of Chambers & Owen who took over a small tobacco notion and cigar business and converted it into a firm that, working out of nearby Janesville, is one of today's most important tobacco and convenience store wholesalers in the Midwest.

The business began in 1870 when George H. Button started selling cigars and "Yankee" notions (sewing supplies and select clothing and accessories) in Milton Junction. In 1881, S. C. Chambers began to work for Button and J. H. Owen joined the business in 1883. Chambers and Owen helped grow the business considerably and when Button died in 1891, they purchased the

⁶⁵ Milton Bicentennial Committee, 81-82.

⁶⁶ *Ibid.*

⁶⁷ *Ibid.*

business and continued to operate it from the Button Block (541 Vernal Avenue), a large brick two-storefront building completed in 1890. Chambers and Owen continued the “Yankee” notion business, but expanded the tobacco side of the business.⁶⁸

Chambers and Owen’s main wholesale trade was in selling cigars and they even had their own brands manufactured. Owen managed the business in Milton Junction, while Chambers spent a large amount of time on the road selling to retailers. The junction of the two railroad lines in Milton Junction helped make this firm successful. In the early years of the twentieth century the company sold to retailers throughout southern Wisconsin and northern Illinois.⁶⁹

Owen’s son, A. Paul Owen acquired the business in Milton Junction in 1920 and soon after he discontinued the notions part of the business, concentrating instead on cigars and pipes. In 1927, he moved the business to Janesville and added cigarettes and loose tobacco to his wholesale line. Over the next 10-20 years, Owen expanded the business and created branch offices in Beloit, Rockford, and Freeport, Illinois. Keeping the Chambers and Owen name, A. Paul Owen turned the firm into a broad wholesale jobbing firm supplying tobacco products to retail outlets along with supplying restaurants and soda fountains with tobacco and other supplies. He also moved into the vending machine business in the 1930s. In the 1950s, A. Paul Owen’s sons, John E. and A. Paul, Jr. became partners in the firm and during the last 50 years, the business has expanded further, becoming one of the largest suppliers of products to convenience stores in the Midwest. According to Chambers & Owen’s website, they still handle tobacco, but also supply food items and many other products to convenience stores. They also provide management information and training for convenience store owners. The firm is still headed by the fourth and fifth generations of the Owen family.⁷⁰

The firm of Chambers and Owen, an important regional wholesale supply firm was founded and developed in Milton Junction. Its years in Milton Junction, 1891 to 1927, over 35 years, were the formative years of the business. Chambers and Owen took the small notion and cigar business of George Button and made it into a successful regional wholesale tobacco business. Chambers, with his sales ability and Owen, with his management ability, were a good fit to grow a business. The Owen family continued to expand the company after their move to Janesville and saw their most success in that city. But, had they not been successful in Milton Junction, they would not have lasted long enough to be the successful firm they are today.

The most significant building in Milton related to Chambers and Owen is the Button Block (541 Vernal Avenue). Built by George Button right before his death, it was Chambers and Owen who used the building for 35 years as a base for their successful business. The Button Block is located within the boundary of the Merchant Row Historic District and its history with Chambers and Owen adds considerably to the commercial significance of this building and the district.

⁶⁸ “The Village of Milton Junction,” *Telephone*, September 11, 1902, 5; “Chambers & Owen Wholesale Merchants,” *Telephone*, December 12, 1907, 1.

⁶⁹ *Ibid.*

⁷⁰ “Chambers & Owen Awards Contracts for Large New Building on Parker Drive,” *Janesville Gazette*, May 28, 1957, 1, 11; <https://www.chambers-owen.com/public/home.pgm>.

The two principles in the firm, S. C. Chambers and J. H. Owen built houses in Milton Junction. S. C. Chambers, who had other successful business interests, built the finest Queen Anne style house in Milton. The S. C. Chambers House (5 S. John Paul Rd.) and the J. H. Owen House (33 Second St.) are potentially eligible for the National Register for architecture, but they have historical significance as the homes of Chambers and Owen during the period when they were building this important wholesale business in Milton.

Retailing

Retailing in goods and services in Milton was conducted in two areas. In Old Milton, it was conducted in the multiple storefront addition to the Milton House (not extant) northeast of the public square and in a group of commercial buildings located along Parkview Drive on the west side of the public square. In Milton Junction, retailing was centered along Merchant Row and Vernal Avenue. The most historically intact buildings of these two areas have been included in proposed historic districts. And, since no individual historically significant retail buildings were identified in Milton during this survey, these two districts are the only resources eligible for the National Register of Historic Places for their association with retailing in Milton.

The contributing buildings in the Parkview Historic District add to the overall commercial significance of the district because they housed a number of long-time and varied retail stores. For example, one of the oldest buildings in this district is the Dunn Block (247-251 Parkview Dr.), built for Frederick Dunn in 1890. Dunn was a long-time clothing retailer in Old Milton. He attended Milton College and worked for his father-in-law, Robert Williams, in a general store. In 1887 he opened a small clothing store and in 1890 he completed this two-storefront building. The intent was to operate his clothing store in one storefront and to house his father-in-law's general store in the other storefront. Around 1894, George R. Boss became a partner with Dunn. Boss had operated his own grocery and clothing store prior to the partnership. The Dunn and Boss store operated into the early 1920s.⁷¹

Prior to the construction of this building, most of the buildings in this area of Old Milton's commercial district were smaller and clad with wood. Dunn set the tone for how the redevelopment of this area would look and his successful business was an anchor along Parkview Drive for 30 years. For this reason, it contributes to the significant history of commerce in the proposed district.

The three storefront building at 644-650 College St. was built in 1915 after a December 1914 fire destroyed similar sized buildings on the site. Since at least 1894, a meat market had been located in the storefront at 644 College St. and at the time of the fire, Harry Crandall was operating this business. A double storefront building at 650 was the double storefront hardware store of W. B. Maxon, a business that also went back at least until 1894. The fire, which started in the meat market, took both buildings, but both owners rebuilt in almost the same configuration as their old buildings.⁷²

⁷¹ Milton Bicentennial Committee, 50; Tax Assessment Rolls; *Telephone*, April 8, 1890, 5; *Telephone*, November 13, 1890, 5.

⁷² "Fire Wipes Our Business Places," *Journal-Telephone*, December 31, 1914, 1; Milton Bicentennial, 49; Sanborn-Perris Fire Insurance Maps, 1894, 1900, 1909, 1917.

These businesses, which already had been existing for many years continued on in their new buildings. Crandall reopened his meat market and remained there into the 1930s. The storefront later housed a grocery store. Maxon operated the hardware store until 1934, then he sold the business to a new owner. A succession of owners continued the hardware business in this building until at least 1976, making the hardware store at this location one of the longest-lived retail businesses in Milton.⁷³

The current buildings add to the overall historic significance of the proposed Parkview Historic District because they housed long-time retailers of importance to the community. And although these buildings were constructed in 1915, the businesses date much further back in Old Milton's commercial history.

The three storefront block at 311-319 Parkview is another large building that contributes to the historic significance of the proposed Parkview Historic District. When it was announced that this building was to replace three small, frame, buildings on Parkview Drive, the local newspaper raved that it would be a very positive downtown development coming just one year after the new brick block described above. The newspaper noted that the building would have three storefronts and was being built by three owners, Walter E. Rogers, Dr. G. E. Crosley, and local builder W. H. Whittet. Rogers would be expanding his confectionary and adding a bowling alley in the basement. Crosley would rent the storefront to a druggist and have offices on the second floor. Whittet was building in anticipation of renting quarters for the post office.⁷⁴

The new building was completed toward the end of 1916 and Whittet did indeed get the contract for the post office. Walter Rogers, whose confectionary had been in one of the old buildings on the site since at least 1909, remained in his location until the 1940s after which the building housed a restaurant. Dr. Crosley sold his building soon after construction, according to tax rolls and many different businesses were housed in the central storefront over the twentieth century. The post office was housed in Whittet's section of the building for 40 years, leaving in 1956, after which the building was used for the Building and Loan financial institution.

Most small towns in Wisconsin had retail businesses that catered to the farm trade and that trade included the retailing of agricultural equipment. The building at 645 College St. was constructed in 1922 as improved space for an agricultural equipment retailer, replacing buildings that retailed agricultural equipment and blacksmithing as far back as at least 1894. The building at 645 College St. is particularly large for a small town implement dealership and suggests a highly successful business. This building is not individually significant for retail history, but contributes to the overall commercial significance of the proposed Parkview Historic District.

In Milton Junction, much of the significant retailing of that community took place in the buildings that are located in the proposed Merchant Row Historic District. The Button Block (541 Vernal Avenue) has already been discussed as a significant resource in the growth and development of Chambers and Owen, wholesale jobbers. But, it was also important in retailing in that both Button and Chambers and Owen maintained one of the storefronts for retailing the

⁷³ Milton Bicentennial Committee, 49.

⁷⁴ "Milton To Have Building Boom," *Journal Telephone*, March 3, 1916, 1.

“Yankee” notions part of their business. After Chambers and Owen left the building for Janesville in 1927, it became a grocery store. A large building like the Button Block was ideal for a grocery store in the twentieth century, when consumer goods were expanding and self-service was taking over. The grocery store in the building was still operating in 1976.⁷⁵

The Kelly Block (228-230 Merchant Row) contributes to the commercial significance of the proposed Merchant Row Historic District for several long-time and important retail businesses. During the first half of the twentieth century, one of the building’s storefronts housed a long-time grocery store operated by the Kelly family. In another storefront, there was a long-time jewelry store. The grocery store operated into the 1950s. In 1956, the Gambles store located in the building. Gambles was one of the popular chain variety-hardware stores of the mid-twentieth century.⁷⁶

A long-time business on Merchant Row occupied the Seeger Block (220 Merchants Row). It began with E. F. Seeger, who came to Milton Junction in 1886 to open a tailor shop. During the 1890s, Seeger added a ready-made men’s clothing line and in 1899, he built this block. Just one year previous, Seeger’s sons, Otto and Gustav, entered the business that was renamed E. F. Seeger and Sons. By 1908, the business had added ladies accessories and they were operating a millinery shop in the frame building just to the north. In 1909, the Seeger family moved to Milwaukee, but continued to own the building until 1920. Sanborn-Perris Fire insurance maps indicate that a clothing store was still in the building during this period and a men’s wear store occupied this space well into the later twentieth century.⁷⁷

The Seeger Block contributes to the overall commercial significance of the proposed Merchant Row Historic District for its association with the long-time men’s clothing stores housed there during the twentieth century. Beginning with the Seeger family, this business was an important core store in Milton Junction’s retailing history.

The Thorpe Block at 212 Merchant Row also had a long-time core business in Milton Junction’s downtown. In 1906, W. R. Thorpe constructed this building for his drug store, which also included a retail tobacco shop. Eventually the tobacco part of the business was dropped, but the drug store, owned by a series of pharmacists, continued well into the 1970s. This building contributes, as well, to the overall commercial significance of the proposed Merchant Row Historic District for its long time association with an important retail business, a drug store.⁷⁸

There are two other commercial buildings along Merchant Row that were not able to be included in the proposed district, but have local interest because of their retail histories and the fact that they have better historic integrity than the remaining commercial buildings along Merchant Row. Interestingly, they are two of the oldest buildings in the downtown, both having been completed in 1885.

⁷⁵ Milton Bicentennial Committee, 77.

⁷⁶ Milton Bicentennial Committee, 75.

⁷⁷ Milton Bicentennial Committee, 82, 85; “Clothing Firm’s 10th Anniversary,” *Telephone*, March 5, 1908, 1.

⁷⁸ Milton Bicentennial Committee, 75, 85.

The D. E. Thorpe Block (54 Merchant Row) was built specifically for a grocery store and Thorpe continued to operate the business until 1905. After that time, the Hull family, A. M. Hull and Edward Hull, operated the business until 1946. Grocery stores were one of the most volatile businesses in the nineteenth and twentieth centuries. Grocery stores came and went rapidly. The fact that D. E. Thorpe operated the store for 20 years, then the Hull family operated it for an additional 40 years is important in the local history of retailing. While this building is not individually potentially eligible for the National Register, it has considerable local interest as a commercial block.⁷⁹

Calvin Hull built the Hull Block (42 Merchant Row) for a hardware business that dated back to the early 1860s. At that time Morgan & Boutell established a hardware store in Milton Junction just as the community was expanding after the Chicago and Northwestern line came to town. This business was sold to S. O. Soper, who located it in the old Patrons of Husbandry Hall (not extant). In 1883, Calvin Hull purchased the business. Hull operated the hardware store until 1920, then it was owned by Frank Maxwell until 1925. The hardware business was continued in this building until 1961. It was used in the later twentieth century by the automobile dealership located directed north.⁸⁰

Although not individually eligible for the National Register, this building has good local interest as the location of a long-time hardware store, a business that dated back to the early years of Milton Junction's history. As such, it is of considerable local interest as a commercial block.

One of the interesting new types of retailers that developed in the early twentieth century was the automobile filling and service station. The earliest filling stations were generally simple buildings, but as brand identification became more popular during the 1910s and 1920s, retailers started to construct distinctive buildings. Many of these buildings were constructed as small versions of Period Revival houses. The Tudor Revival style was particularly popular. The Rowbotham Filling Station (423 Parkview Dr.) was built with details that reflect this style with its stone arch and stone accents and jerkinhead roofline. It is still being operated as a filling station today.

Medical Services

Doctors' and dentists' offices were usually located in downtown commercial districts, most often above retail businesses. When practices became larger and more complicated, most clinics of the mid-twentieth century moved to more spacious quarters on the edge of town or in suburban areas. A small medical office that was built in Old Milton in 1941, at a time when most physicians were not building offices or clinics downtown, is the Dr. George Crosley building (655 College St.) A very attractive Colonial Revival structure, Crosley's office was a modern facility of its time. Dr. Crosley received a medical degree in Chicago and began practicing medicine in Milton in 1909. He was responsible for getting the three-storefront building at 311-317 Parkview constructed in 1916, but he soon moved his offices back to his home.⁸¹

⁷⁹ Milton Bicentennial Committee, 75, 85.

⁸⁰ Milton Bicentennial Committee, 75, 85; "Brief Sketch of Pioneer Business Man," *Telephone*, April 30, 1908, 1.

⁸¹ Milton Bicentennial Committee, 44.

By 1940, the medical world was changing rapidly and Dr. Crosley upgraded his medical facilities with this clinic in 1941. His partner since 1932, Dr. Milton Davis, joined him in this new building. Dr. Davis was a noted physician in the area, taking on partners after Crosley died in 1955. Dr. Davis was the president of the Rock County Medical Society and headed up medical staffs at both Mercy Hospital in Janesville and the Edgerton Hospital. He was active in the community, working with the local woman's club and their "well baby" clinics. He died in 1967.⁸²

This building has important local interest as a modern clinic built for the practices of two notable physicians, Dr. Crosley and Dr. Davis. While it is not individually eligible for the National Register, it contributes to the overall commercial significance of the proposed Parkview Historic District. While we do not think of physicians as providing commercial services today, historically they were an important part of commercial districts as these areas were the center for professional services prior to World War II.

There is one building that contributes to the proposed Merchant Row Historic District in Milton Junction for its association with medical services. Dr. G. A. Schmutzler, a dentist, came to Milton Junction in 1919, then after a 1926 fire burned the previous building on the site, Schmutzler moved into the new building at 537 Vernal Ave. Dr. Schmutzler was still practicing dentistry in this building in 1976, 50 years after he established his practice there.⁸³

The long-time use of this building as a dental office adds to the overall commercial significance of the proposed Merchant Row Historic District. Dental offices tend to remain in one location for long periods of time because of the complexity of their equipment, but 50 years is a considerable time span. Schmutzler may have had his dental offices on the second floor, as was customary during the time he practiced, and he may have rented out the first floor for businesses.

Plant Nursery

One of the most interesting of the historical commercial businesses in Milton was the plant nursery of John C. Plumb. Plant nurseries were common businesses in pioneer communities as immigrants starting farms and populating settlements desired trees for both decorative reasons and as a way to produce fruit for home use or for sale. Most of these nurseries were small and short-lived, but John C. Plumb operated a substantial business in the nineteenth century and Plumb became notable in Wisconsin's horticultural history.

The Plumb family came to Wisconsin in 1843. John C. Plumb's father was a nurseryman in the east and the family at first settled near Lake Mills. John started his nursery business there, but in 1868 he came with his own family to Milton and established the Green Hill Nursery. According to historic sources, Plumb planted thousands of trees each year from stock he received from many parts of the United States.⁸⁴

⁸² *Ibid.*

⁸³ Milton Bicentennial Committee, 77, 87.

⁸⁴ Milton Bicentennial Committee, 38.

Plumb did not just grow plants for sale, but he took an active role in the field of horticulture. He was a charter member of the Wisconsin Horticultural Society. He exhibited trees and plants at their exhibitions and presented horticultural papers at their meetings. He also served as an officer and on important horticultural committees. Plumb's nursery is shown on the 1891 Milton Plat Map, but by 1904, the land has been sold off to local businessman Alexander Paul, suggesting the nursery was out of business by that time.⁸⁵

Plumb's Nursery was located on a large plot of land just south of Madison Avenue and west of Plumb Street. Most of this land was subdivided into housing tracts in the mid-twentieth century. The original Plumb house is still extant at 205 Larch Lane, a street that is shaded by a line of larch trees planted by John Plumb. The house was moved to this location from its original spot on the corner of College and Plumb Streets, probably around 1895. The house was reportedly altered and added to and Anna Jean Plumb lived there for much of the twentieth century.

The Plumb House (205 Larch Lane) still retains its period clapboard siding and other historic features, but its new location and alterations from the turn-of-the-twentieth-century have lowered its integrity as a representation of John Plumb and the house, at present, is not potentially eligible for the National Register. However, as the long-time home of the Plumb family and the only resource, except for the trees, that is left from this important commercial business, this house has important local interest and would be appropriate for local recognition.

***Inventory of Resources Listed or Eligible for the National Register of Historic Places
Or of Local Importance Related to Commerce***

Resources Listed in the National Register of Historic Places

Milton House, 18 S. Janesville St.

Resources Potentially Eligible for the National Register of Historic Places

Parkview Historic District

Merchant Row Historic District

Jones Block, 513 Vernal Ave.

S. C. Chambers House, 5 S. John Paul Rd.

J. H. Owen House, 33 Second St.

Resources of Important Local Interest

AT&T Test Station House, 974 E. High St.

D. E. Thorpe Block, 54 Merchant Row

Hull Block, 42 Merchant Row

Plumb House, 205 Larch Lane

Rowbotham Filling Station, 423 Parkview Dr.

⁸⁵ *Ibid*; Plat Maps for Milton, in Rock County Atlases, 1891, 1904, on file in the Hedberg Library, Janesville, Wisconsin.

CHAPTER FIVE EDUCATION

Public Primary and Secondary Schools

Both Old Milton and old Milton Junction established primary schools and later, high school programs. In 1920 the two communities collaborated on a joint high school, but merger of the individual school districts did not occur until 1961. Both communities built and altered school buildings and this review of education will concentrate on those resources.

All historic sources agree that the first school was started in Henry Beebe Crandall's log house in 1839. One source suggests this was a private school because the students paid a fee, however, early public schools were usually funded by pupils paying fees, but were not considered private schools. A schoolhouse was reportedly built in 1846 and in 1851, a brick school building was erected in Old Milton. None of these buildings are extant. A building that would last for decades was finally erected in the town square in 1867. The site was given by Ezra Goodrich, son of one of Milton's prominent founders, Joseph Goodrich. Ezra Goodrich also claimed that he designed the building, which was a two-story brick school house with Italianate style details (not extant). This substantial school would be in use for 100 years.⁸⁶

Within this school building many educational changes took place over the years. By 1883, the school had three levels of students; primary, intermediate, and grammar, which was probably a precursor to the high school program. Most communities in the area were establishing high school programs in the 1880s, but with Milton College offering a high school program, there was not a push in the community to create a public high school program until much later. In 1891, the primary pupils were divided into two groups and a kindergarten was established. Finally, in 1899, the high school program was formed. By 1904, increased population and school attendance resulted in a large addition to the 1867 school building. In fact, the addition was similar to the old building, only in reverse and it doubled the school in size.⁸⁷

Meanwhile in old Milton Junction, around 1842, a new frame school was built and used until 1868. In that year, a group of citizens led a movement for a new school house and with the support of school district taxpayers, a new 2-story frame school building (not extant) was erected on the corner of Clear Lake Avenue and Madison Avenue. In 1889, on the same site, a larger brick school house was built and in this building (not extant) the school district started a high school program that same year.⁸⁸

Right after World War I the two school districts of Old Milton and old Milton Junction decided that the two high school programs should be consolidated and housed in a new building in Milton Junction on the site of the Milton Junction school. This building was completed in 1920

⁸⁶ Milton Bicentennial Committee, *Bicentennial History of Milton* (Milton: Milton Printers: 1976) 20-23; *History of Rock County, Wisconsin* (Chicago: Western Historical Company, 1879) 687-688.

⁸⁷ Milton Bicentennial Committee, 21-22.

⁸⁸⁸⁸ *History of Rock County*, 688-689; Milton Bicentennial Committee, 107-108; Bird's Eye View of Milton Junction, 1881, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

and was known as the Milton and Milton Junction Union High School. For several decades the public school facilities in both Old Milton and Milton Junction remained the same, but the “baby boom” beginning in 1945 resulted in new demands on school buildings and in a short period of time, several new schools and additions were built.⁸⁹

In 1953, an addition was made to the Union High School building. In 1959, an addition was made to the elementary school in Old Milton and in 1960, a new grade school building was constructed in old Milton Junction. In 1961, the Milton and Milton Junction school districts fully merged and incorporated several rural districts that, due to state funding issues, were being forced into urban districts. In 1963, plans were made for a new High School building on the southwest edge of Milton Junction along High Street. This would allow for a large campus with athletic facilities and room to expand. The new Milton Union High School was dedicated in 1965 and the old high school building was converted into a Junior High School.⁹⁰

In 1966, the Milton elementary school was in need of substantial improvement and the Milton Junction school was in need of more space. It was decided to build on to the 1959 addition to the Milton school and build a new addition in place of the old 1867-1904 school building. In Milton Junction, it was determined that the 1960 school would be enlarged, as well and the old high school would be razed. By 1968, both these plans were achieved.⁹¹

All historic school buildings related to the public schools of Milton are not extant and the newer schools do not have historical significance. Therefore there are no historic resources related to public education that are potentially eligible for the National Register.

Milton College

Milton College (1844-1982) began life as an “academy,” a school that was typical of institutions many Yankee settlers formed in Wisconsin’s pioneer communities. These “academies” were founded to provide a higher education than local primary schools. The curriculum resembled a high school program, and would have been a considerably higher education than the vast majority of people obtained at that time. Some of the founders of academies had hopes of growing their schools into real colleges, and some succeeded, including the Milton Academy.

Joseph Goodrich founded the Milton Academy in 1844 and constructed one of his “grout” buildings to house it. From the start, the academy had a close association with religious institutions. Some of the earliest teachers were ministers. In 1847, it was reported that there were 40 men and 27 women at this academy, an indication of early success. After statehood in 1848, the academy received a charter for “the DuLac Academy,” although it appears this name was not commonly used. The school continued to attract students even though the grout building was not really suitable. And, nearby Albion Academy was competition for Milton’s pupils. Bad management in 1853 led to a partial shut-down.⁹²

⁸⁹ Milton Bicentennial Committee, 22-23, 108.

⁹⁰ Milton Bicentennial Committee, 23; “Milton Union Dedicates \$1.5 Million Structure,” *Milton Courier*, article on file in the local history collection of the Milton Historical Society, Milton House, Milton, Wisconsin.

⁹¹ *Ibid.*

⁹² Milton Bicentennial Committee, 13-14.

Another new charter in 1854 revived the school as the Milton Academy. A new two-story brick building was completed by 1855 and included a chapel, class rooms, and dormitory. Known as Main Hall (513 College St.), it is still extant. Enrollment in the academy averaged about 100 students, and by 1857, the college built a dormitory. The dormitory was a three-story building with a raised foundation that was later known as Goodrich Hall (501 College St.). This building was used as a dormitory until the 1960s and is still extant.⁹³

A turning point in the school's history came in 1858 when Rev. W. C. Whitford became head of the academy. Whitford was the pastor of the Seventh Day Baptist Church, which began a long-time relationship with Milton College. Whitford also began to modernize the curriculum. In the mid- to late nineteenth century, those academies still in operation began to offer more advanced courses that led to a college program. In 1858, when Whitford took charge of the school, a high school education was enough training for teachers in primary schools. Whitford established a "Normal" program for that purpose. He also introduced a "Classical" and a "Scientific" curriculum that was a high school level course of study suitable for college enrollment.⁹⁴

Whitford was aware of the changing nature of education and knew that public high schools and teachers' colleges were eventually going to be established, so in order to compete for college students, he applied to the State Legislature for a College Charter and received one in 1867. Like many small private colleges in the nineteenth century, Milton College and Milton Academy ran concurrently with each other. In 1902, the high school and college programs were more strictly separated and in 1917, the high school program was discontinued.⁹⁵

In 1866, a large addition was made to the south side of the original academy building that doubled the size of the building and added the decorative Italianate style tower. For many years, Milton College had only two significant buildings, the enlarged Main Hall and the dormitory Goodrich Hall. One of the last actions taken by President Whitford prior to his death in 1902 was to propose a fund drive for a science building. Whitford had been president for 44 years and had a long legacy in the community. With the help of the Woman's Village Improvement Club, enough funds were raised for the completion of the Whitford Memorial Hall in 1906.⁹⁶

Two more long-time presidents of Milton College created a stable institution for many years; William C. Daland, another Seventh Day Baptist pastor, and A.E. Whitford. Although the college never was officially linked to a religious institution, it had a close relationship with the Seventh Day Baptist Church in Milton. In 1909, money was raised for a gymnasium/auditorium building. This Craftsman-style building was extensively remodeled in the 1960s.⁹⁷

All of the historic buildings of Milton College, including the Whitford-Borden House and the Fraser House (Music Hall/Administration Building) that sit next to the campus were listed in the National Register of Historic Places for both architecture and history as the Milton College Historic District.

⁹³ Milton Bicentennial Committee, 14-15.

⁹⁴ Milton Bicentennial Committee, 15.

⁹⁵ *Ibid.*

⁹⁶ Milton Bicentennial Committee, 16-17.

⁹⁷ Milton Bicentennial Committee, 17-18.

Large enrollments after World War II due to the returning servicemen attending college on the GI Bill and “baby boomers” attending colleges in the 1960s, brought the next set of changes for Milton College. Housing and classroom space had to be found in many places. Especially squeezed was the music department, for which Milton College was known. So, in 1961-62, the old gym and auditorium was remodeled and enlarged into the Daland Fine Arts Building. Private dormitories were built in the early 1960s and a college-sponsored dormitory was completed in 1966. Finally, in 1967, the Shaw Memorial Library was opened.⁹⁸

But, as fast as enrollments grew (a high of 850 students was reached), they fell in the early 1970s. Debts from college expansion and new buildings hung over the college throughout the 1970s and the college was never successful in creating a solid endowment. Finally, in 1982 the college was forced to close and an important part of Milton history ended.

But, the Main Hall Preservation Society and the later Milton College Preservation Society have, over the last 30 years, worked diligently to preserve Main Hall and create a museum in the building. Other buildings have been purchased by private owners and one building, the Shaw Memorial Library, has been used for Milton’s public library and city offices.

At the time the National Register Nomination for the Milton College Historic District was prepared in 1980, the Shaw Memorial Library was only 13 years old and too modern to be included in the district. Today (2013), the building is only four years from the 50-year eligibility rule and, if the nomination was prepared now, it would be a contributing building within the historic district.

Although it is still four years away from National Register Eligibility, the Shaw Memorial Library, if it retains its current high level of integrity, may be eligible for the National Register of Historic Places either as an addition to the historic district or individually. It may be individually eligible because it represents the culmination of the growth and development of the Milton College campus. Milton College went through a significant growth period during the 1960s as enrollments peaked. The construction of the campus library, one of the most important resources of any college campus, is historically significant in the history of the college. Because it is not yet eligible for the National Register, it can only be suggested as having considerable importance at the local level.

***Inventory of Resources Listed or Eligible for the National Register of Historic Places
Or of Local Importance Related to Education***

Resources Listed in the National Register of Historic Places
Milton College Historic District

Resources of Significant Local Interest
Shaw Memorial Library, 430 E. High St.

⁹⁸ Milton Bicentennial Committee, 18.

CHAPTER SIX GOVERNMENT

Federal Government

Post Office

The post office was the most common agency of the federal government in Wisconsin communities. And although it is now, technically, a private enterprise, the post office still remains closely tied to the national government. Among the most important communications resources in the country, local post offices often have long and interesting histories. They provided a service that connected people and businesses around the world. During Wisconsin's early years, they were an essential link to more remote areas of the state. For this reason, post offices were one of the first governmental services to be established in pioneer communities, and the position of postmaster was considered a prestigious appointment, usually given to prominent businessmen.

Two post offices developed in Milton, one in the eastern part of the city (Old Milton) and the other in old Milton Junction in the western part of the city. The first post office in Old Milton was established in 1838 and played a role in the name given to the settlement. Early settlers petitioned the federal government for a post office under the name of Prairie du Lac, but since it was close to the name Prairie du Sac, the settlers had to come up with a different name. The name chosen was Milton, probably after Milton, Pennsylvania, but it has often been said that perhaps the name was chosen to honor John Milton, the poet. Whatever the reason, the first location of the post office was in the Joseph Goodrich's inn and Goodrich was the first postmaster.⁹⁹

It was common in the nineteenth century in small communities to have postmasters that were local businessmen and that post offices were located in a commercial building in the downtown. That is the case in Old Milton. By the 1890s, the post office was located in a building that was replaced with the Rogers-Crosley-Whittet Block in 1916. Local builder W. H. Whittet's storefront was offered for lease to the post office and was accepted. The post office was in that storefront until 1956, when the federal government built a new building further north.¹⁰⁰

The Rogers-Crosley-Whittet Block (311-319 Parkview Dr.) is not individually eligible for the National Register of Historic Places for its association with the post office, but is of local interest as a typical example of a post office being located in a commercial building during the historic period. The fact that the post office was in this building, though, adds historical interest to it and to the proposed Parkview Historic District.

The first post office in Milton Junction was established in 1853 in an early house in the settlement (not extant), but it was only semi-official. The first official post office was

⁹⁹ *History of Rock County, Wisconsin* (Chicago: Western Historical Company, 1879), 680.

¹⁰⁰ Milton Bicentennial Committee, *The Bicentennial History of Milton* (Milton: Milton Printers, 1976) 48.

established in 1862 and was known as West Milton. The post office moved with the many business people who served as postmasters for many years, including a few years in the Button Block (541 Vernal Ave., a contributing building in the proposed Merchant Row Historic District). It was not until 1913 when the post office was moved to the small building at 46 Merchant Row. The building was remodeled in the 1950s and the post office remained at this location until 1975, when Old Milton and Milton Junction were merged into one community with a need for only one post office.¹⁰¹

The building at 46 Merchant Row has some local interest as the long-time home of the Milton Junction Post Office, but it is not individually eligible for the National Register.

Local Government

Administration

For almost 70 years, Old Milton remained under the governmental administration of the Town of Milton. This period, from the late 1830s to c.1900 was a period of few governmental services at the local level. The strongest governmental entity at the time was the county. By around 1900, though, residents of Old Milton felt they would get some benefit by incorporating as a village. Interestingly, the election in November of 1966 that approved village government only did so by 26 votes.¹⁰²

By 1904, many citizens were demanding better sidewalks and some street lighting and during the early years of village government, these issues were most important. In 1907 the new mode of transportation, the automobile, had to be addressed and a speed limit in the village was set and the village board established fines for speeding. The first village hall was located on Greenman Street and had been owned by the temperance fraternal group, the Good Templars. The village government remained at this location until 1955 when a new village hall was erected on Parkview Drive. The old building was demolished.¹⁰³

Important milestones of the village government were street paving, sewer and water services, and the establishment of recreational activities. Fire and police departments were also improved over the years. The village hall at 120 Parkview Drive is still extant and used for the City of Milton Police Department, but the building has been considerably remodeled and is not potentially eligible for the National Register.

Milton Junction remained under the government of the Town of Milton for many more years than Old Milton. But after World War II many residents were interested in village government. After a referendum was held and passed the Village of Milton Junction was established in February of 1949. The opponents of incorporation took the matter to court and the incorporation was declared invalid, but this ruling was overturned by the Wisconsin Supreme Court. At issue was how assets of the town could be divided with the new village. Finally, in 1953, a court

¹⁰¹ Milton Bicentennial Committee, 82, 85, 93.

¹⁰² Milton Bicentennial Committee, 55.

¹⁰³ *Ibid.*

ruling settled this issue. The first village offices were established in the old water department building on First Street and part of the building also held the public library. In November of 1966, the villages of Milton and Milton Junction voted to merge as the City of Milton.¹⁰⁴

No significant historic sites were surveyed that would be potentially eligible for the National Register for the Village of Milton Junction administration. In recent years, the City of Milton, has had offices in the Shaw Library of the old Milton College campus, now called the Shaw Municipal Center (430 E. High St.). The old Shaw Library is not potentially eligible for the National Register due to its construction date of 1967 which is within the 50-year eligibility rule time-frame. However, it was a significant addition to Milton College and may have local interest for that reason (see Education).

There is one building that is associated with the Town of Milton that is located in the City of Milton. Built in 1964, just before Old Milton and Milton Junction merged, the Town of Milton Hall (23 First St.) was built within the village limits of old Milton Junction. This is unusual in that the Town no longer had political control over the village and most town halls are built in rural settings. In any event, the long association that Milton Junction had with the Town of Milton makes this building of historical interest in Milton today.¹⁰⁵

Fire Department

Two fire departments were established in Milton. The first was in Old Milton, where a major business block fire prompted residents to raise money for an engine, hose cart, and hook and ladder truck in 1899. Volunteer fire fighters formed the Milton Fire Protection Association in that year. In 1907 citizens in the village requested the village build an engine house and at that time the fire association turned over their equipment to the village. The village purchased the old Good Templars Hall on Greenman Street (not extant) to house the fire equipment and the village used this building for a fire station and village hall until 1955. In 1966, when the village merged with Milton Junction, the fire department merged with Milton Junction's service and operated out of Milton Junction's fire station.¹⁰⁶

In 1908, the Milton Junction Fire Protective Association was formed. A hose cart and hand pumps were purchased and housed in a fire station that was built at 506 E. Crandall St. The barn-like building has a gambrel roof and is two stories in height. The second floor was used for a meeting space. During the 1950s, a 3-bay concrete-block addition to the building was made and new equipment was purchased in the 1960s. After the merger of Milton and Milton Junction, the City of Milton fire department was located in this building in Milton Junction.¹⁰⁷

In 1976, the City of Milton built a new, large and modern fire station that is still being used. Located at 614 W. Madison St., the fire department covers both the City of Milton and the Town of Milton.

¹⁰⁴ Milton Bicentennial Committee, 109-110.

¹⁰⁵ Milton Bicentennial Committee, 86.

¹⁰⁶ Milton Bicentennial Committee, 51-52.

¹⁰⁷ Milton Bicentennial Committee, 99.

The only historic building related to either village's fire departments that is extant is the old Milton Junction fire station at 506 E. Crandall St. The original section was built in 1908 with a large addition made in the 1950s. While the building does not meet the criteria for the National Register of Historic Places, the original 1908 building has high local interest for its association with the growth and development of the fire department in Milton Junction and the City of Milton.

***Inventory of Resources Listed or Eligible for the National Register of Historic Places
Or of Local Importance Related to Government***

Resources of Significant Local Interest

Town of Milton Hall, 23 First St.

Milton Junction Fire Station, 506 E. Crandall St.

CHAPTER SEVEN INDUSTRY

Introduction

Neither Old Milton nor old Milton Junction was located on a water power, an almost necessary resource in the development of mid-nineteenth century industry. Rather, both Old Milton and Milton Junction had economies that relied primarily on commerce during the historic period. Both old Milton and Milton Junction had a number of small shops that made goods in the era before these goods became readily available through retailers. They included blacksmith shops, carriage and wagon shops, tin shops, and other miscellaneous fabrication shops. None of these shops became a significant industry and faded in the early twentieth century.

Interestingly, there were no grist or flour mills in either old Milton or Milton Junction until 1877. In that year the Union Flouring Mill was built in Old Milton. This mill was described in a historic source as a “thirty-horse power, three-run mill, and has a general capacity of 400 bushels per day.” The mill was referred to as a custom mill, meaning that it ground grain for local farmers, not for wide sale. This building is not extant.¹⁰⁸

In the early 1870s, the Milton Cheese Factory was established in Old Milton to serve farmers making the transition from grain growing to dairying. It was a small operation and it is unclear when it stopped operating. In 1885, Ezra’s Goodrich moved a large frame creamery building from a nearby rural area to just north of the Milton House. An unusual feature of the building was a second story used as a public hall that offered entertainment. Known as the Milton Creamery, it is unclear exactly when the butter-making activities stopped. After World War I, the building was converted into apartments (2-4 N. Janesville St.).¹⁰⁹

The old Milton Creamery Building is still extant as an apartment building. It has been given an exterior of vinyl siding and there are modern windows. Since it does not reflect its original use and is no longer a good example of an early twentieth century apartment building, it is not eligible for the National Register. It has some local interest as the old Milton Creamery building, an enterprise established by prominent resident, Ezra Goodrich.

In Milton Junction, manufacturing had a similar history. A lack of a water power inhibited early milling industries and the community developed primarily into a trading center. Like Old Milton, Milton Junction had blacksmith shops and other small shops that manufactured small amounts of consumer goods. The largest shop may have been the carriage shop established in 1861 that, by 1879, was employing four men to build about 90 carriages per year.¹¹⁰

Other small industrial shops included a blind and sash mill, several wood shops, a small foundry, and a shop making boilers. Milton Junction had a small creamery, as well. In 1895, A. D.

¹⁰⁸ *History of Rock County, Wisconsin* (Chicago: Western Historical Company, 1879) 682.

¹⁰⁹ *History of Rock County, Wisconsin*, 682; Milton Bicentennial Committee, *The Bicentennial History of Milton* (Milton: Milton Printers, 1976), 49-50; “Goodrich Creamery Building,” *Telephone*, May 14, 1885.

¹¹⁰ *History of Rock County, Wisconsin*, 691.

Conkey built a creamery that made butter that he sold out of town. In 1901, the Milton Co-operative Creamery purchased the old plant. A newspaper article in 1907 described the importance of this business to Milton Junction. The creamery purchased milk from farmers once a month and that pay day to farmers resulted in a pay day for merchants as farmers used the cash to purchase goods in Milton Junction. This was the effect that cash dairying had in Wisconsin, making it the “dairy state.”¹¹¹ No significant resources associated with these small industries and shops were uncovered in the survey. Most have been demolished.

The Burdick Corporation

In 1913, the Burdick Cabinet Company began making therapeutic light cabinets that produced a dry heat used for physical therapy in both hospitals and health clubs. F. F. Burdick raised money for an initial 10,000 sq. ft. factory to produce these devices, bringing in F. A. Anderson from Chicago to assist with setting up the factory. The business became successful during World War I selling its products to the U. S. Government for use by injured soldiers. In the 1920s, Burdick developed new electric heating devices, including quartz mercury ultraviolet lamps. The growth of the company resulted in a name change to the Burdick Corporation.¹¹²

In 1922, the original building along Madison Avenue and Plumb Streets was greatly enlarged and the business employed 200 men and women in research and manufacturing. In the 1930s, F. F. Burdick retired, leaving F. A. Anderson as president. The Burdick Corporation began making electrocardiographs in the 1930s and continued to develop new products.¹¹³

After World War II, the Burdick Corporation expanded its electronic instrument production, especially cardiology monitors. In 1956, the company expanded the 1922 factory space and in 1976, Burdick added almost 100,000 square feet and replaced the original building.¹¹⁴

In the late twentieth century the Burdick Corporation was sold and in recent years the plant has housed ANGI Energy Systems, a producer of alternative energy equipment. This company recently moved to a larger building in Janesville and the Burdick building will become a technology training center for Blackhawk Technical College. The old Burdick Corporation Building (15 Plumb St.) no longer has its original factory section and has seen many additions and alterations. It is not potentially eligible for the National Register of Historic Places, but it is an important local history resource.

Inventory of Resources Listed or Eligible for the National Register of Historic Places Or of Local Importance Related to Industry

Resources of Significant Local Interest

Burdick Corporation Building, 15 Plumb St.

¹¹¹ Milton Bicentennial Committee, 73-79; “Milton Co-Operative Creamery,” *Telephone*, December 19, 1907, 1.

¹¹² Milton Bicentennial Committee, 58; “Large Building,” newspaper article on file in the local history files of the Milton Historical Society, Milton House, Milton, Wisconsin.

¹¹³ “Steady Growth in Volume of Business Necessitates Expansion of Cabinet Plant,” *Journal-Telephone*, December 21, 1922, 1.

¹¹⁴ “Large Building,” Milton Bicentennial Committee, 58.

CHAPTER EIGHT

SOCIAL ORGANIZATIONS

Residents of the city of Milton (Old Milton and old Milton Junction) supported many social organizations. Some were purely social in nature and some had more broad agendas, including civic improvement. This chapter will discuss groups with broad historical interest and any resources related to them.

Women's Organizations

Both Old Milton and old Milton Junction had two active woman's clubs. In Old Milton, the Woman's Village Improvement Club was founded in 1904. Their original purpose was to aid Milton College in funding the construction of Whitford Memorial Hall. This was a successful effort and the group decided to remain an organization that would concentrate on the improvement of the village of Old Milton.¹¹⁵

At first the club was primarily interested in continuing to help Milton College, including raising money for scholarships, but in 1905, the group joined the Wisconsin Federation of Women's Clubs and broadened their interests to promoting general cultural activities in Milton. Like women's clubs in other communities, the Woman's Village Improvement Club took on more civic improvement activities as the twentieth century progressed. They were instrumental in organizing "well baby clinics" at a time when there was little general comprehensive medical insurance. They sponsored girl scout troops, organized a swimming program for young people, and held an annual flower show among their many civic activities.¹¹⁶

Probably the club's most significant project was the establishment of the Community House that opened in 1965 in the old Milwaukee Road depot (20 Parkview Drive). This project has been a lasting one in Milton as the Community House remains a gathering place for meetings and activities.¹¹⁷

In the late 1960s, the Woman's Village Improvement Club merged with Milton Junction's Fortnightly Club to become the Milton Woman's Club. The larger group expanded their activities to include literary studies, gardening, nature, and international relations. They often heard speakers on diverse topics. In 1947, younger women formed the Junior Woman's Club that also engaged in community activities. This club disbanded in 1974.¹¹⁸

The Woman's Village Improvement Club did not purchase or erect a clubhouse and met in women's homes, the Seventh Day Baptist Church, schools, and the Community House. Therefore, there are no direct resources related to this organization, but Whitford Memorial Hall (Milton College Historic District) and the Community House are physical reminders of their work to improve the community.

¹¹⁵ Milton Bicentennial Committee, *The Bicentennial History of Milton* (Milton: Milton Printers, 1976), 25.

¹¹⁶ Milton Bicentennial Committee, 25-26.

¹¹⁷ Milton Bicentennial Committee, 26.

¹¹⁸ Milton Bicentennial Committee, 26-27.

Interestingly, in old Milton Junction, the Fortnightly Club organized the same year as the woman's club in Old Milton, 1904. The Fortnightly Club was started as a more typical woman's club, as it was a literary study club. Also like many other women's clubs, the Fortnightly Club quickly became interested in establishing a public library. The club raised funds to purchase books and help equip a small library that had numerous locations. The library remained under the control of the Fortnightly Club until after the merger of Milton and Milton Junction in November of 1966, when the club turned it over to the Village of Milton and it became a public library for all of Milton.¹¹⁹

One of the civic projects of the Fortnightly Club was to lobby for a new Chicago and Northwestern Depot, which they started in 1919. The depot had been in the Morgan House hotel and by the late 1910s the club members felt that it did not give a positive image to travelers coming into Milton Junction. Finally, in 1923, a new depot was built, partly due to the efforts of the Fortnightly Club.¹²⁰

The Fortnightly Club officially ended when they merged with Milton's woman's club, becoming part of the new Milton Woman's Club.

The Fortnightly Club did not build or purchase their own clubhouse, so no historic resources were surveyed that are significant for its history. But, the old Chicago and Northwestern Depot and the City of Milton library are reminders of their work to improve the community.

Fraternal Groups

Old Milton and old Milton Junction each had the same two popular fraternal groups, the Masons and the Odd Fellows. In Old Milton, the Masonic Lodge was started in 1866 but in 1871, the organization moved to old Milton Junction. In 1884, the Du Lac Lodge of the Odd Fellows was started in Old Milton.¹²¹

In Milton Junction, the Masons moved from Old Milton in 1871 and established a long-time lodge. They met in the same hall as the Odd Fellows, moving with them to a new building in 1884 (509 Vernal Ave.). Finally, in 1916, the Masons constructed their own free-standing temple (508 Vernal Ave.), which opened in March of 1917. The Odd Fellows of Milton Junction started in 1880, then they built their own free-standing hall in 1884. In 1898, the Milton Junction Odd Fellows merged with the Du Lac Odd Fellows lodge of Old Milton and the organization remained active in Milton Junction until 1962, when the few remaining members moved to the Janesville lodge.¹²²

The two fraternal halls built by the Masons and the Odd Fellows in Milton Junction are still extant. The Masonic Temple (508 Vernal Ave.) is a fine Classical Revival building that is potentially eligible for the National Register for architecture, but it is also potentially eligible for social organization history. Fraternal groups were important organizations in the nineteenth and

¹¹⁹ Milton Bicentennial Committee, 97.

¹²⁰ *Ibid.*

¹²¹ Milton Bicentennial Committee, 24.

¹²² Milton Bicentennial Committee, 24, 96.

the first half of the twentieth century because they were places where businessmen could and did network to make business deals and where civic leaders could discuss and decide community issues. In an era before open meeting laws and transparent business deals, fraternal organizations were significant to the life of any community. The Masonic Temple is potentially eligible for the National Register because it was an important historic social gathering place.

The same argument could be made for the Odd Fellows Hall (509 Vernal Ave.), as it appears that the Odd Fellows fraternal group was just as popular as the Masons. However, the Odd Fellows Hall has been remodeled in a way that it has lost much of its historic character and does not meet the criteria for the National Register. It is, though, an important local historic resource for its association with this popular fraternal group.

The Grange

The Patrons of Husbandry or Grange was founded as a fraternal group specifically designed for farmers. The first group was organized in 1867 in Washington, D. C. and was known as the National Grange of the Patrons of Husbandry. Local granges were known as subordinate granges and were given local names and numbers. The first grange in Wisconsin was organized in 1871 and soon after the Wisconsin State Grange was founded. Like the Masons, the grange bestowed degrees, the first four earned at the local level. Right from the start, the grange had a political arm, a lobbyist who reported on legislation relating to agriculture.¹²³

The local Du Lac Grange was formed in Milton Junction in 1873 and began to meet in a small warehouse. The group later met in the then Masonic hall on the third floor of a large frame building on Merchant Row known as the Morgan Block (not extant). In 1881, the Du Lac Grange purchased the Morgan Block and renamed it the P of H (Patrons of Husbandry) Building. The P & H Building became one of the most popular meeting sites in Milton Junction with many organizations using its hall space for meetings or activities. In fact, it could be said that the P & H Building was the center of the village during the late nineteenth and early twentieth century.¹²⁴

In 1918, the Du Lac Grange was waning and meetings were not held on a regular basis. In 1924, a meeting was held to decide how to dispose of the grange property. The P of H Building had always had commercial space on the first floor and this remained, but the upper floors were not used frequently. Perhaps the farm economic crisis of the post-World War I era, a crisis that led into the Great Depression of the 1930s, caused farmers to rethink the idea of the grange and in 1927, a new grange chapter, the Milton Grange was formed.¹²⁵

The second grange was still a fraternal group, but also had a cooperative component that helped farmers save money by buying in bulk and selling at a lower profit. The grange handled necessary farm items like oil, twine, and lime. By 1938, the new grange had a membership of 204 people. The new grange met in the old Milton town hall until it was condemned, then after a short time the owner of the old P of H building offered to sell it back to the grange. The transaction was completed in 1941. In 1953, the old St. Mary's Catholic Church (632 Lamar

¹²³ Milton Bicentennial Committee, 94.

¹²⁴ Milton Bicentennial Committee, 94-95.

¹²⁵ Milton Bicentennial Committee, 95.

Dr.) was acquired by the Milton Grange for a meeting place, and the organization met there for many years.¹²⁶

The Du Lac and Milton Grange organizations are of historical interest in Milton as long-time organizations specifically for farmers. The grange was not just a social organization, but had political interests and cooperative interests as well. The most significant building associated with the grange was the old P of H Hall, which has been demolished. But, for many years in the later twentieth century, the Grange used the old St. Mary's Church (632 Lamar Dr.) as their meeting place. Although this association does not meet the criteria for the National Register of Historic Places, it is of strong local interest for its long-time modern association with the grange.

Temperance Organizations

Both Old Milton and old Milton Junction had a long history of supporting the temperance movement. In 1875, the Old Milton Sons of Temperance organization was founded and it had both male and female members. In Milton Junction, in that same year, another unit of the Sons of Temperance was organized, also having male and female members. Reportedly, an Independent Order of Good Templars Lodge was organized in Old Milton in the 1880s, but may have had a very brief life. In Milton Junction, a local chapter of the Women's Christian Temperance Union was formed.¹²⁷

There were no significant resources connected to these organizations that were found in the survey. According to historic sources, a "Good Templars Hall" was built and later used for the Old Milton Fire Department, located on Greenman Street. Historic Sanborn-Perris Fire Insurance maps show that the fire department building was added to the site on Greenman Street between 1900 and 1909, meaning it was probably not built in the 1880s when the Good Templars might have been in existence. It is possible that the old Good Templars Hall was moved to this location to be used for the fire department. In any event, this building is not extant, but it was the only reference to an actual building constructed for a temperance organization that was found in historic sources.

Inventory of Resources Listed or Eligible for the National Register of Historic Places Or of Local Importance Related to Social Organizations

Resources Potentially Eligible for the National Register of Historic Places

Masonic Temple, 508 Vernal Ave.

Resources of Significant Local Interest

Odd Fellows Hall, 509 Vernal Ave.

Old St. Mary's Church, 632 Lamar Dr.

¹²⁶ Milton Bicentennial Committee, 95-96.

¹²⁷ *History of Rock County, Wisconsin* (Chicago: Western Historical Company, 1879) 683, 690; Milton Bicentennial Committee, 23-24, 96-97.

CHAPTER NINE TRANSPORTATION

Rail Lines

Of all the transportation systems available during the 1800s and 1900s, including stage lines, railroads, and highways, the railroad was the most important during the historic period. It moved goods and people, connecting them in hours with distances that might have taken days prior to the building of the railroads. It is the most important historic transportation system in Wisconsin.

The early development of rail lines in Wisconsin was significant for both Old Milton and Milton Junction. The development of the line that would eventually become *The Milwaukee Road* and the line that would eventually become the *Chicago and Northwestern* had an impact on both communities. Old Milton was the fifth stop on the very first rail line to be built in Wisconsin and Milton Junction was virtually developed due to the junction of this first rail line and a line coming up from Janesville.

Rail construction in the state began in the 1850s with several small companies laying track. By 1865, most of these small lines were consolidated under three large railroad companies and by 1868, there were over 1,000 miles of track in the state, almost all in southern Wisconsin. Consolidation of rail lines continued in the later nineteenth century and by 1900 the Chicago, Milwaukee & St. Paul (Milwaukee Road), the Chicago & Northwestern, and the Minneapolis, St. Paul, & Sault Ste. Marie (Soo Line) railroads dominated the state. These large lines built extensively as railroad transportation reached its peak. By 1900, there were 6,500 railroad miles constructed in Wisconsin. Construction peaked in 1916 and railroad transportation began a decline after World War I. After World War II, highways took over as the most important American transportation system and railroad companies shrank their operations considerably, along with a reduction in the miles of track.¹²⁸

Chicago, Milwaukee & St. Paul Railroad (The Milwaukee Road) and Old Milton

Old Milton's railroad link was the result of the earliest rail line construction in the state. After the formal establishment of the Wisconsin territory in 1836, most people expected the territorial legislature to immediately give a charter for a rail line and several businessmen and speculators developed plans for railroad companies. One of the most important efforts was in Milwaukee. Byron Kilbourn (the founder of Milwaukee) and others were advocating a Milwaukee to the Mississippi River line running through the lead region in southwestern Wisconsin.¹²⁹

In 1847, Kilbourn and his supporters finally received a charter for a rail line from Milwaukee to

¹²⁸ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* (Madison: State Historical Society of Wisconsin, 1986), Transportation, 6-1—6-2.

¹²⁹ Axel S. Lorenzsonn, *Steam and Cinders The Advent of Railroads in Wisconsin 1831-1861* (Madison: Wisconsin Historical Society Press, 2009), 32-49.

Waukesha. By the time of statehood in 1848, there were nine rail charters approved and Kilbourn had received another charter to extend his line to the Mississippi. However, money was still tight and it would be a struggle to raise the capital needed to actually build track.¹³⁰

Kilbourn's railroad was initially incorporated as the Milwaukee, Waukesha, and Mississippi River Rail Road Company, but is always referred to as the Milwaukee and Mississippi Railroad. Its initial funding came almost entirely from the City of Milwaukee, which saw the link between Milwaukee and the Mississippi River as a boon to its economic success.¹³¹

Construction on the rail line began in October of 1849. Just the fact that this line had reached the point of construction was a major success and it was probably due to the political shrewdness of Byron Kilbourn and his Milwaukee connections that his line was the first to get to this stage.¹³²

Five miles of track (Milwaukee to Wauwatosa) were completed by November of 1850 and when the track was completed 10 miles to Elm Grove by December 17, 1850, the charter allowed for operations to begin. The line was built through modern-day Brookfield and, by February of 1851, Waukesha was in sight.¹³³

Wisconsin's first railroad reached Waukesha in February of 1851 and, on March 4, 1851, regularly scheduled daily passenger trains began running between Milwaukee and Waukesha. In April, a freight train was added to this schedule. The line was extended to Eagle by the end of January of 1852 and the link to Palmyra came in August. The line reached Whitewater in September of 1852.¹³⁴

Why the line came southwest from Waukesha instead of going directly west is a valid question. Historic sources do not indicate exactly how the route was devised, but it is probable that this first line wanted to serve the heavily wheat-producing areas of Walworth and Rock counties without straying too far from the westerly course to Madison and the Mississippi. The rail line needed the trade of farmers in the Rock River Valley, but did not want to build as far south as Janesville. Northern Walworth County farmers and the residents of Whitewater financially supported the rail line which helped bring it to Whitewater. The same thing happened in Milton. Joseph Goodrich invested in the company and promised to convince other farmers and businessmen to do the same. So, the line went southwest as far as Milton, picking up what one historian has called "the wheat and hog trade."¹³⁵

After the line was constructed to Milton, a spur line was funded between Janesville and Old Milton. The Milwaukee and Mississippi then moved north, reaching Stoughton in January of 1854, and Madison by May of 1854. Now people could travel, albeit not exactly due west, between Milwaukee and Madison entirely by rail. For a brief moment, the Milwaukee and Mississippi Railroad could boast of being the only rail line in Wisconsin, but this was short-

¹³⁰ *Ibid.*, 56-59.

¹³¹ *Ibid.*, 70-71.

¹³² *Ibid.*, 81-89.

¹³³ *Ibid.*, 102-109.

¹³⁴ *Ibid.*, 127-133.

¹³⁵ Milton Bicentennial Committee, *Bicentennial History of Milton* (Milton: Milton Printers, 1976) 12.

lived. By the end of 1854, 152 miles of track existed in Wisconsin. Most of it was owned by the Milwaukee and Mississippi Railroad, but there were lines completed between Fond du Lac and just north of Waupun, between Beloit and Footville, between Brookfield and Watertown, and between Racine and Walworth County.¹³⁶

In late 1860, the Milwaukee and Mississippi was bankrupt and its assets were sold in January of 1861 to the newly-formed Milwaukee and Prairie du Chien Railway Company. Then, under the leadership of Alexander Mitchell of Milwaukee, in 1863, the Milwaukee and St. Paul Railway Company was organized and began buying up smaller railroads, including, in 1867, the Milwaukee and Prairie du Chien.¹³⁷

In 1872, the Milwaukee and St. Paul acquired the St. Paul and Chicago Railway Company with its routes along the Mississippi River. In 1873, the company opened its own route to Chicago, prompting the name change to the Chicago, Milwaukee and St. Paul Railway Company (CM&SP), a name that would stick until 1928.¹³⁸

In 1925, the company entered the first of three bankruptcies of the twentieth century. But, this first one did not destroy the company, rather it resulted in a reorganization and a new name, the Chicago, Milwaukee, St. Paul, and Pacific Railroad Company, made official in 1928. It was at this time that the moniker “The Milwaukee Road” became the popular and preferred company name. This identity would remain until the demise of the line in 1985.¹³⁹

The first depot in Old Milton was located on the south side of the tracks very close to Janesville Street. It was hit by lightning and burned in 1913 and a new depot was erected in 1914 (20 Parkview Dr.). In November of 1951, passenger service ended and in 1958, the Milwaukee Road closed the depot and the building was given to Milton College. Milton College gave the building to the village and in 1965, with the help of the Woman’s Village Improvement Club, the old depot was turned into a community center, which it is still used as today.¹⁴⁰

The old Chicago, Milwaukee, and St. Paul Railroad Depot is extant and it is a significant building representing rail transportation. But, due to the application of vinyl siding and the replacement windows the building is not eligible for the National Register. It does have high local interest for its history as a railroad depot.

Chicago and Northwestern Railroad and Milton Junction

The Chicago and Northwestern Railroad had its beginnings in Wisconsin with the Rock River Valley Union Railroad. The State of Wisconsin gave this rail line a charter as the Madison & Beloit Railroad Company and in 1850, the state approved construction from Janesville to Fond du Lac. But, no tracks were started. The company changed its name to the Rock River Valley Union Railroad and began construction in Fond du Lac in 1851. The rail line intended to link up

¹³⁶ Lorenzsonn, 179-189.

¹³⁷ Tom Murray, *The Milwaukee Road* (St. Paul: MBI Publishing Company, 2005), 20-22.

¹³⁸ *Ibid.*, 22.

¹³⁹ *Ibid.*, 24, 50-53.

¹⁴⁰ Milton Bicentennial Committee, 13, 92.

with the Illinois & Wisconsin Railroad, which was building a line from Illinois into Wisconsin. In 1855 the Wisconsin legislature approved a new charter for the combined Rock River Valley Union Railroad and Illinois & Wisconsin Railroad to be known as the Chicago, St. Paul & Fond du Lac Railroad. By 1856, the rail line from Fond du Lac to Janesville was completed. This line was eventually merged with several others into the Chicago and Northwestern Railroad, established in 1864.¹⁴¹

In 1858, the old Chicago, St. Paul & Fond du Lac Railroad decided to build a link from Janesville to Milton, but link up with the Chicago, Milwaukee & St. Paul about two miles west of Old Milton. This “junction” of the two rail lines is what gave Milton Junction its name. Instead of the rail line building a depot at the junction, G. W. Matthews built a combination hotel and depot at the intersection of the rail lines. This building was replaced by the first Morgan House in 1861, which, unfortunately burned in 1872. It was rebuilt and acted as the Chicago and Northwestern depot for decades.¹⁴²

The Milton Junction woman’s club, the Fortnightly Club, lobbied for a new, separate, depot as early as 1919, but it was not until 1923 that a new brick depot was built and the Morgan House razed. The 1950s also saw the end of Chicago and Northwestern passenger service and the depot was eventually sold.

The old Chicago and Northwestern Depot is still extant (231 Front St.) but has been remodeled into a bar-restaurant with alterations to the windows and doors. It has some local interest as a historic train depot, but it is not eligible for the National Register.

Of interest on the site is a mid-twentieth century Chicago and Northwestern engine with the rail line logo and “Streamliners” painted on the traditional yellow background with green trim. This object is an example of the type of “modern” engines being produced by railroad companies beginning in the 1930s as a way of promoting train travel as up-to-date and glamorous. The Milwaukee Road, a main competitor of the Chicago and Northwestern, introduced its “Hiawatha” engines to great success in the mid-twentieth century.

The engine is an object with some historic interest for Milton, given that the Chicago and Northwestern Railroad link in 1858 was the catalyst that created the thriving community of Milton Junction. It is not potentially eligible for the National Register, but is an artifact that has significant local interest.

Inventory of Resources Listed or Eligible for the National Register of Historic Places Or of Local Importance Related to Transportation

Resources of Significant Local Interest

Chicago, Milwaukee & St. Paul Railroad Depot, 20 Parkview Dr.

Chicago and Northwestern Engine, 231 Front St.

¹⁴¹ Royal Brunson Way, ed., *The Rock River Valley* (Chicago: S. J. Clarke Publishing Company, 1926) 223-224; William Fiske Brown, *Rock County, Wisconsin* (Chicago: C. F. Cooper & Co., 1908) 544-552.

¹⁴² Milton Bicentennial Committee, 92-93.

CHAPTER TEN

RESULTS

Results Summary

The intensive architectural and historical survey of the City of Milton identified 12 individual properties that are potentially eligible for the National Register of Historic Places and two small potentially eligible National Register historic districts. This report identifies these properties and places them into an architectural and/or historical context. This report should be helpful to the City of Milton's Historic Preservation Commission and other city staff and elected officials, local planners, the Historic Preservation Division of the Wisconsin Historical Society, and other interested citizens, as they make important planning decisions that have an effect on the historic resources of the survey area.

This chapter contains several lists. The first list includes the properties previously listed in the National Register of Historic Places. The second list includes properties that have been designated local landmarks as per the City of Milton's historic preservation ordinance. The third list includes properties that are potentially eligible for the National Register of Historic Places. The fourth list includes the properties that were not determined to be potentially eligible for the National Register, but have important local interest and might be considered as local landmarks.

These lists are based on conditions as they are in 2013, and may not reflect conditions in the future. As historic properties change, either by remodeling, demolition, or renovation, the lists could grow or shrink in the future. New historical research may uncover the significance of other properties that was not evident at the present time. Periodically, the Milton Historic Preservation Commission should review these lists, updating them with additional information so that this report can become a working tool for historic preservation planning activities in the Milton.

Properties Listed in the National Register of Historic Places

Milton House National Register (1972) National Historic Landmark (1998)

18 S. Janesville St.

Grout Buildings of Milton Thematic Group NR (1978)

711 E. High St., Peter McEwan Warehouse
 28 S. Janesville St., Goodrich Blacksmith Shop
 232 S. Janesville St., John Alexander Wheat Warehouse
 205 E. Madison Ave., Abraham Allen House
 528 E. Madison Ave., Goodrich-Buten House
 27 Third St., De Jean House
 308 Vernal Ave., Gifford House

Milton College Historic District, NR (1980)

501 College St., Goodrich Hall
 513 College St., Main Hall
 525 College St., Whitford Memorial Hall
 605 College St., Whitford-Borden House
 510 E. High St., Fraser House

Properties Listed as Local Landmarks

Milton College Historic District

Whitford-Borden House, Landmark No. 1
 Daland Fine Arts Center, Landmark No. 2
 Fraser House-Administration Building, Landmark No. 3
 Goodrich Hall, Landmark No. 4
 Main Hall, Landmark No. 5
 Whitford Hall, Landmark No. 6

Village Square Historic District

Milton House Complex
 Milton House, Landmark No. 7
 Goodrich Blacksmith Shop, Landmark No. 8
 1837 Log Cabin, Landmark No. 9
 Country Store, Landmark No. 10
 Livery Stable, Landmark No. 11
 Alexander-Sunnyview Wheat Warehouse, Landmark No. 12
 McEwan-Skelly House, Landmark No. 13
 Ezra Goodrich House, Landmark No. 14

Other Buildings

Abram Allen House, Landmark No. 15
 DeJean House, Landmark No. 16
 Gifford House, Landmark No. 17
 Created D. Frank J. Lee House, Landmark No. 18
 Culver-Allen House, Landmark No. 19

Properties Potentially Eligible for the National Register of Historic Places

Culver-Allen House, 2 E. Madison Ave
 Haven-Crandall House, 220 S. Janesville St.
 Ezra Goodrich House, 742 E. Madison Ave.
 R. J. Greenman House, 12 Merchant Row
 Fred Hutson House, 743-745 W. Madison Ave.

S. C. Chambers House, 5 S. John Paul Rd.
 J. H. Owen House, 33 Second St.
 Grant Davis House, 350 E. Madison Ave.
 W. H. Gray Farmstead, 313 E. High St.
 Seventh Day Baptist Church, 720 E. Madison Ave.
 Masonic Temple, 508 Vernal Ave.
 Jones Block, 513 Vernal Avenue

Proposed Historic Districts

Parkview Historic District (commercial historic district)

247-251 Parkview Dr.
 301 Parkview Dr.
 311-319 Parkview Dr.
 644 College St.
 645 College St.
 649 College St.
 650 College St.
 655 College St.

Merchant Row Historic District (commercial historic district)

208A Merchant Row (part of 210 bank complex)
 216 Merchant Row
 218-220 Merchant Row
 228-230 Merchant Row
 533 Vernal Ave.
 537 Vernal Ave.
 541 Vernal Ave.

Properties of Local Historic Interest and/or Landmarking Potential

David Walsh House, 535 Parkview Dr.
 George Post House I, 359 E. Madison Ave.
 Italianate Cottage, 502 E. Madison Ave.
 Esther Rice House , 608 E. High St.
 Frank Lee House, 120 E. Madison Ave.
 Leman & Ruth Stringer House, 403 College St.
 Fred Meyer House, 316 E. High St.
 Shadel House, 19 E. Madison Ave.
 George Post House II, 417 E. High St.
 F. A. Anderson House, 409 E. High St.
 Ruth McDaniel House , 229 E. Madison Ave.
 Frank Shadel House, 14 W. Madison Ave.
 A.D. Haskins House, 527 Rogers St.
 J. H. Coon House, 329 Rogers St.

St. Mary's Immaculate Conception Church, 837 Parkview Dr.
Chicago, Milwaukee, & St. Paul Railroad Depot, 20 Parkview Dr.
M. H. Ansley Block, 142 Merchant Row
Barnes House, 419 E. Madison Ave.
AT&T Test Station House, 974 E. High St.
D. E. Thorpe Block, 54 Merchant Row
Hull Block, 42 Merchant Row
Plumb House, 205 Larch Lane
Shaw Memorial Library, 430 E. High St.
Town of Milton Hall, 23 First St.
Milton Junction Fire Station, 506 E. Crandall St.
Odd Fellows Hall, 509 Vernal Ave.
Old St. Mary's Church, 632 Lamar Dr.
Chicago and Northwestern Engine, 231 Front St.
McGowen House, 426 Vernal Ave.
Rowbotham Filling Station, 423 Parkview Dr.

CHAPTER ELEVEN RECOMMENDATIONS

Introduction

The following paragraph, taken from a brochure published by the Division of Historic Preservation, Wisconsin Historical Society, entitled, "Wisconsin Historic Preservation Program," sums up the importance of historic preservation in Wisconsin.

"In Wisconsin, the presence of prehistoric and historic properties offers state residents and visitors a special sense of place and a feeling of continuity and association with the past. Such a contribution is invaluable at a time when shopping malls, superhighways, suburban tract housing, and other influences are leading to the increasing homogenization and standardization of American life. Wisconsin's cultural resources provide a wide and welcome variety of esthetic, education, and economic benefits that improve the quality of life in the state."

During the survey of the historic resources of the city of Milton, one thing became clear; the city has a number of individual buildings and two small historic districts that meet the eligibility requirements of the National Register of Historic Places. The districts are important in that they are in commercial areas that could benefit from tax credit incentives.

Social and Economic Benefits of Historic Preservation

Social Benefits

The preservation of the historic resources in Milton is important for a number of tangible and intangible reasons. Historic resources provide a community with a sense of its history, an awareness of its origins, and a distinct image of itself. They provide an important continuity, familiarity, and orientation in a rapidly changing world. Historic buildings and sites contribute to a visual diversity, a richness of craftsmanship, and pleasant associations that can enrich our lives.

The preservation of local historic resources can strengthen community pride. Every community has something that makes it historically unique. Protecting the physical evidence of a community's historic character increases citizens' pride in and identification with their area.

Economic Benefits of Historic Preservation in Wisconsin

During the past several decades, the historic preservation movement has been active in Wisconsin, and several observations about the economic benefits of historic preservation have become apparent. Historic preservation has been successful in stimulating private and public investment throughout the state. On a local level, preservation enhances a community's image that helps stabilize property values and attracts new business investment. More directly, historic preservation is an important element in Wisconsin's tourism industry. Many polls show that

people do not travel just for recreation, but to see and appreciate the unique history of areas where they do not live.

Historic preservation has a positive economic impact on an area. The rehabilitation and restoration of historic buildings improves the economic base by adaptively reusing vacant buildings, stimulating property investment, attracting new businesses, adding jobs, and increasing the local tax base. Historic preservation can also help stabilize older neighborhoods via economic incentives for rehabilitation, neighborhood pride, and increased property values. Also, local rehabilitation of historic buildings generally utilize local labor and construction companies, helping create jobs and provide income for the local economy.

One of the most common misconceptions about historic preservation is that it is more expensive than new construction. Statistics show that this is not always the case. Rehabilitation of old buildings often is a cost-effective investment. Rehabilitation projects usually cost about one-half to one-third less than similar new construction. For example, there is less expense for foundation and structural work, less expense for interior details that are reused rather than newly constructed, less expense for high-quality construction and design, and potential financial incentives for the rehabilitation of older buildings. Reuse of historic materials is also much “greener” than purchasing newly-made building materials.

The impact of historic preservation on tourism is one of the largest economic incentives for maintaining and restoring historic buildings. Tourism is important not only in Wisconsin, but throughout the nation. Historic properties, historic districts, and communities that have historic downtowns are popular tourist attractions. Studies have shown that there has been a growth in tourism nationally that is based on people traveling to architecturally, historically, and culturally important sites. Historic resources enhance the state’s appeal to visitors, and many local communities are making attempts to attract tourists by developing local historic resources.

Incentives for Historic Preservation

There are a number of direct and indirect economic incentives for historic preservation of resources in Wisconsin. These incentives are primarily in the form of direct tax credits.

Rehabilitation Income Tax Credits

State and federal income tax credits are available to owners of historic properties for the rehabilitation of residential and income-producing buildings. A 20 percent federal and five percent state tax credit exists for the costs incurred in rehabilitating income-producing buildings. A 25 percent state income tax credit is available for the costs incurred in rehabilitating historic owner-occupied residential buildings. The buildings must be eligible for or listed in the National and State Registers of Historic Places.

Property Tax Exemption for Archeological Sites and Certain Historic Buildings

Archeological sites and some public historic buildings owned or leased by non-profit organizations may be exempt from general property taxes if they are listed in the National or

State Registers of Historic Places, are subject to protective easements, and/or meet other requirements.

Charitable Tax Deductions for Easement Donations

Owners of historic properties that donate preservation easements to qualified organizations may be eligible for federal and state income tax deductions or deductions on estate and gift taxes. Eligible properties are those listed in the National Register of Historic Places.

High Resale Value

An incentive for some owners is the fact that many historic properties gain added value from this designation and add to the resale value of a property. In particular, these values can be raised when a property is part of a historic district.

Protection of Property Investment

Most people want to protect their property investment and their quality of life by ensuring that their neighborhood or surrounding area is protected from negative changes. Historic designation can add protection from inappropriate new construction, inappropriate uses, or roadway changes. Properties listed in the National or State Registers of Historic Places have some limited protection from the negative effects of federal or state funded projects, particularly in the area of road construction. Historic designation may also have an effect on the way people perceive an area, and this perception may limit the inappropriate development of that area.

Eligibility for Technical Assistance

Owners of officially designated historic properties are generally eligible for technical advice and assistance from the Division of Historic Preservation, Wisconsin Historical Society. Information is available on the maintenance and rehabilitation of historic buildings, and preservation architects in the Division of Historic Preservation can handle specific restoration questions.

Recognition and Prestige

For many people, the best incentive is the prestige that having a historic property conveys. This recognition and prestige can translate into profits for businesses that are located in historic buildings and/or historic districts. In particular, many bed and breakfast operations rely on the historic quality of their buildings to attract clients, and businesses in historic buildings or historic districts often use this designation to promote their businesses.

Recommendations for Future Action

Nominations to the National and State Registers of Historic Places

It is recommended that the Historic Preservation Commission move forward with a program to place the potentially eligible resources into the National and State Registers of Historic Places.

In particular, listing the commercial districts would provide owners with access to historic tax credits. And, private homeowners would be eligible for historic residential tax credits.

Another reason to move forward with nominations is that the listings will add to Milton's image as a "historic" community, attracting business and tourists alike. An effort to promote Milton's other historic buildings with the Milton House historic site may enhance visitor's experience in the community and help boost local business.

Local Landmarking

It is recommended that the Historic Preservation Commission continue to designate the important architectural and historic resources indicated in this survey report as local landmarks. Local landmarking helps preserve a community's historic resources by identifying those properties worthy of preservation and opening up a community debate on the merits of preservation if these properties are threatened. While State and National Register listing brings some economic incentives and prestige with it, local landmarking involves the entire community in preserving important local resources.

Educational Materials

The Milton Historic Preservation Commission already has produced a good quality walking tour booklet of Milton's historic resources and conducts other preservation related activities. Continuing to work with the Milton Historical Society and other entities like the Chamber of Commerce or other business groups, the Commission can publish additional written materials about local historic resources; provide more information on local history and historic preservation to the local school system, and help the community promote historic preservation as an integral part of community and economic development in the city. Producing more educational materials raises the community's consciousness about historic preservation and helps preserve important historic resources if they are threatened.

Review the Report

It is important that this report be reviewed and updated periodically as historic resources change (it is hoped for the better) in the city. The Milton Historic Preservation Commission should review the lists in the Results chapter and make revisions when appropriate. Changes to buildings and new information may change properties' positions on the lists and in order to serve local officials' historic preservation needs in their planning activities, it is important that they are aware of current evaluations of the properties included in this report. Like any planning report, it is hoped that this document can provide a guide and catalyst for discussion of historic preservation activities in Milton in the future.

Note: Information in this chapter is taken from "Economic Benefits of Historic Preservation in Wisconsin" and "Incentives for Historic Preservation." Both pamphlets are on file in the Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin.

APPENDIX:

Photographic Examples of Architectural Styles

Photographic Examples of Survey Results

Architectural Styles

Residential Architecture

GREEK REVIVAL, 1840-1870

- Symmetrical form: square, rectangular or gabled ell
- Windows with six-over-six lights
- Classical details: returned eaves, columns or pilasters

Culver-Allen House, 2 E. Madison Ave., c.1852

Formal example



Peter McEwan House, 621 Parkview Dr., c. 1856

Common example



Architectural Styles

Residential Architecture

ITALIANATE STYLE, 1850-1885

- Square form with hip roof, often with cupola
- Overhanging eaves, sometimes with brackets
- Tall windows, often arched
- Porch with thin posts and brackets

Administration Building/Fraser House, 510 E. High St., 1858

Example with brick construction



Greenman House, 12 Merchant Row, 1866

Example with clapboard walls



Architectural Styles

Residential Architecture

ITALIANATE STYLE, 1850-1885

Ezra Goodrich House, 742 E. Madison Ave., 1867

Unusually tall square form house with arched and oculus (round) openings



David Walsh House, 535 Parkview Dr., 1885

Well preserved late Italianate house with arched openings



Architectural Styles

Residential Architecture

QUEEN ANNE STYLE, 1885-1910

- Asymmetrical form
- Abundance of wood trim
- Tower, veranda

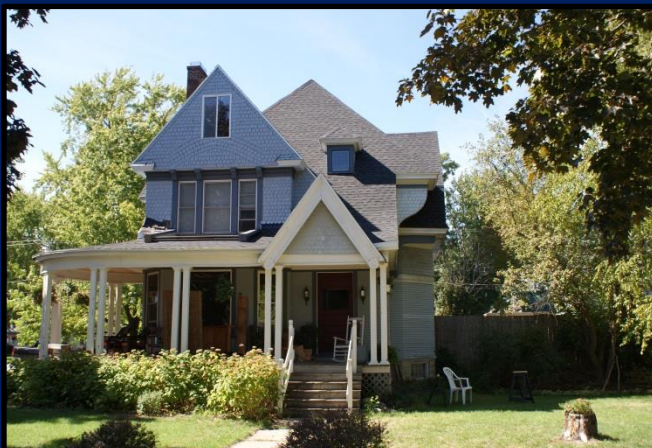
S. C. Chambers House, 5 S. John Paul Rd., 1910-11

One of the finest examples of the style in the area, heavy use of classical details reflect its date of construction during the later period of the style's popularity



J. H. Owen House, 33 Second St., c.1895

Built during the height of the style's popularity, this house has a variety of wood trim, including multi-shaped wood shingles



Architectural Styles

Residential Architecture

QUEEN ANNE STYLE, 1885-1910

Frank Lee House, 120 E. Madison Ave., c.1901

Example of smaller sized house with Queen Anne details



Esther Rice House, 608 E. High St., c.1904

Example of smaller sized house with Queen Anne form and details



Architectural Styles

Residential Architecture

TRANSITIONAL QUEEN ANNE/COLONIAL REVIVAL

- Less asymmetrical plan
- Emphasis on classical details such as returned eaves or pediments
- Less decoration

Grant Davis House, 350 E. Madison Ave., 1914

Well preserved example with colonial style porch



W. H. Gray Farmhouse, 313 E. High St., 1911

Example with heavy classical-influenced returned eaves, pediments and porch



Architectural Styles

Residential Architecture

PERIOD REVIVAL STYLES, 1900-1940

- Based on old, historical styles from the U.S. and Europe
- Colonial Revival based on U.S. styles from the 1600s
- Dutch Colonial Revival a popular variation of the Colonial Revival featuring a gambrel roof
- Tudor Revival based on English styles of the 1500s

Leman & Ruth Stringer House, 403 College St., c.1922

Example of Dutch Colonial Revival Style



William Burdick House, 533 E. High St., c. 1932

Tudor Revival house with unusual stone veneer exterior suggests an “English Cottage”



Architectural Styles

Residential Architecture

CRAFTSMAN STYLE, 1900-1930

- Related to the Arts and Crafts movement of late nineteenth and early twentieth centuries
- Reaction to highly decorated styles; all style elements were to be functional
- Popular details include wide eaves with exposed rafters or brackets, half-timbering, and geometric motifs

George Post House, 417 E. High St., 1915

Excellent example designed by Chicago Architect Fredrick Schock



Ruth McDaniel House, 229 E. Madison Ave., c.1926

Example of Arts and Crafts or Craftsman “cottage”



Architectural Styles

Residential Architecture

BUNGALOW STYLE, 1900-1940

- Low horizontal form and massing
- Wide eaves, often with brackets or exposed rafters
- Roof slopes down to form front porch

H. A. Betts House, 600 E. High St., 1911

May have been the work of M. H. Ansley, who built many bungalows in Milton



Frank Shadel House, 14 W. Madison Ave., 1923

Good example featuring wide eaves with brackets and flared porch posts



Architectural Styles

Residential Architecture

AMERICAN FOURSQUARE, 1900-1940

- Square form
- Hip roof with wide eaves
- Craftsman or Colonial Revival details popular

J. H. Coon House, 329 Rogers St., 1910

Example with strong details from the Craftsman style



Clara Burdick House, 881 Parkview Dr., c.1924

Another example with strong details from the Craftsman style



Architectural Styles

Commercial Architecture

COMMERCIAL VERNACULAR, 1850-1900

- Commercial buildings with little decoration
- Details suggest popular architectural styles during the era they were built
- Details often only seen in cornices or window trim

Button Block, 541 Vernal Ave., 1890

Reflects Victorian Italianate style popular for commercial buildings of this time period



Dunn Block, 247-251 Parkview Dr., 1890

More simply decorated building also reflects Victorian Italianate style



Architectural Styles

Commercial Architecture

COMMERCIAL VERNACULAR, 1900-1950

- Reflected styles popular during early 20th century, such as the Classical Revival
- The use of red brick became popular after 1900

F. L. Hull Block, 144 Merchant Row, 1906

The cornice of this building has Classical Revival motifs



Rogers-Crosley-Whittet Block, 311-317 Parkview Dr., 1916

Example with the use of red bricks and very simple Classical Revival motifs



Architectural Styles

Church Architecture

GOTHIC REVIVAL, 1850-1960

- Most dominant church architectural style
- Details include pointed arch windows, towers, buttresses

7th Day Baptist Church, 720 E. Madison Ave., 1933-34

Fine example of late Gothic Revival style church



CONTEMPORARY, 1950-PRESENT

- Large, sloping rooflines
- Small windows, but also glass walls, often with modern stained glass motifs

St. John's Evangelical Lutheran Church, 910 E. High St., 1970

Good example of contemporary church design



Architectural Materials

GROUT, MID-19TH CENTURY

- Developed by Milton pioneer Joseph Goodrich
- A form of poured concrete using lime, sand, and gravel

Peter McEwan Warehouse, 711 E. High St., c.1850

A grout building later converted into a home



RUSTICATED CONCRETE BLOCKS, 1900-1930

- Became popular after the development of Portland Cement
- Blocks were made with a pattern that resembled stone
- Used for many foundations, entire buildings are rare

Barnes House, 419 E. Madison Ave., 1906

A Sears and Roebuck “kit” house made entirely of concrete blocks



Survey Results

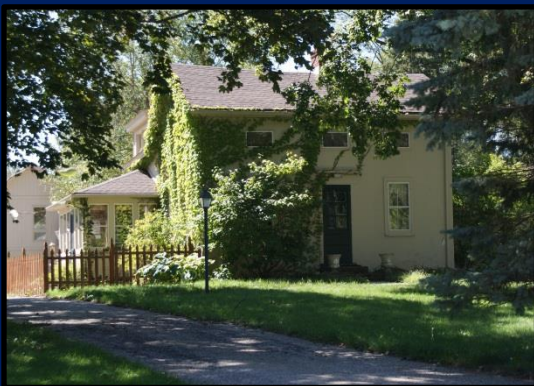
Properties Already Listed in the National Register of Historic Places

Milton House, 18 S. Janesville St. (National Historic Landmark)



Grout Buildings of Milton Thematic Group

Abram Allen House, 205 E. Madison Ave., is one of the buildings in this group



Milton College Historic District

Goodrich Hall is one of the buildings in this district



Survey Results

Properties Listed as Milton Local Landmarks

Milton College Historic District

Main Hall is one of the buildings in this district



Village Square Historic District

The Alexander Wheat Warehouse is one of the buildings in this district



Other local landmarks include the grout-constructed buildings of Milton and the Culver-Allen House, 2 E. Madison Ave.

Survey Results

Individually Eligible for the National Register of Historic Places

W. H. Gray Farmstead, 313 E. High St.
House



Barn and Silo



Corn Crib



Other buildings on the site include a granary, poultry building, garage, and workshop

Survey Results

Individually Eligible for the National Register of Historic Places

Among the 12 properties individually eligible for the National Register are these:

Masonic Temple, 508 Vernal Ave.
Classical Revival Architecture



S. C. Chambers House, 5 S. John Paul Rd.
Queen Anne Style Architecture



Survey Results

Historic Districts Eligible for the National Register of Historic Places

Two historic districts were identified as eligible for the National Register

Parkview Historic District

Parkview Drive and College Street



Merchant Row Historic District

Merchant Row and Vernal Avenue



Survey Results

Properties of Local Historic Interest

Chicago, Milwaukee & St. Paul Railroad Depot



Shadel House, 19 E. Madison Ave.



These two diverse properties are examples of the almost 30 buildings identified in the survey as having important local interest either for architecture or history and that might have the potential to be designated as local landmarks.